

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS SPECIAL MEETING  
JUNE 21, 2021

**1. Lee Ann Reid** called the meeting to order at 1:30 PM

**2. Roll Call:** Lee Ann Reid, Ed Cannon, Janet Shull, Larry Ewert, Sam Logozzo, and Denise Hall/Management

**3. Approval of Previous Meetings Minutes**

Lee Ann asked for approval of the June 14, 2021 Board of Directors' Meeting

Motion: Janet Shull moved to approve the minutes as written

Second: Larry Ewert

Vote: Unanimous

Motion Carried

Lee Ann asked for the approval of the June 15, 2021 minutes

Motion: Ed Cannon moved to approve the minutes as written

Second: Sam Logozzo

Vote: Unanimous

Motion Carried

**4. Correspondence**

**Social Club letter.** Lee Ann asked that it be addressed first since the officers were in attendance.

Motion: Sam Logozzo moved that the Social Club correspondence go first in the list of letters.

Second Janet Shull

Vote: Unanimous

Motion Carried

Karen Young was voted by the Board to speak to the requests

First request: The Craft Fair. Open to all residents of Leisure Park. A fee of \$5 would be charged per table of those selling their crafts. Soup also provided by the Social Club for purchase. October is the target time so it could be a holiday craft fair.

Motion: Janet Shull moved to approved the event as presented.

Second: Ed Cannon

Vote: Unanimous

Motion Carried

Second request: Leisure Park Garage Sale

After a short discussion of the liabilities of this event, Karen Young withdrew this request.

**Leaves blowing onto property.** A letter will be constructed indicating the board is not going to get involved in controlling the wind and leaves. Ed Cannon passed along a letter about tree law to be passed on to the homeowner.

Motion: Ed Cannon moved that management write a letter to the resident to resolve the matter.

Second: Janet Shull

Vote: Unanimous

Motion Carried

**Marmot trapping.** The board discussed a resident's request that the HOA be responsible for trapping a marmot that is running loose in the Park. Management has been preapproved by the former board to handle this type of situation up to \$500. It was decided to let management take care of this problem and alert the board if the \$500 limit is reached.

Motion: Larry Ewert moved to allow management to continue to manage nuisance wildlife.

Second: Ed Cannon

Vote: Unanimous

Motion Carried

**ACC appeal of six-foot fence.** After inspecting the property, the back of the home faces the water holding tank, which is a cement wall. It was decided to allow a six-foot fence on the property.

Motion: Ed Cannon moved to permit a six-foot vinyl fence on the property.

Second: Sam Logozzo

Vote: 4 yes, 1 no

Motion Carried

**Management, Records of Election.** How long to keep election result ballots?

Motion: Sam Logozzo moved that we keep election records not to exceed three years.

Second: Larry Ewert

Vote: Unanimous

Motion Carried

**Management, Work Trailer.** A trailer is in violation parking on street—comes and goes, but always comes back for longer than 3 days. The Board addressed a neighbor for further testimony. He indicated that the trailer and visitor are currently gone from the property. The property owner has been notified by management. Problem seems to be solved.

No Action needed

## **5. Current Financial Report**

Janet Shull gave the current financial report---our budget remains unchanged.

## **6. Management Report**

Denise Hall reported that a property on Rosewood Ct has not been mowed in months; grass is knee deep. Management called and left a message. Trash cans have also been sitting out front for over a month.

Motion: Janet Shull moved that management write a letter addressing mowing the lawn and proper placement of the garbage cans.

Second: Ed Cannon

Vote: Unanimous

Motion Carried

## **7. Standing Committees**

Motion: Larry Ewert moved that we appoint Art Valadez and Doug Wheeler to the ACC.

Second: Janet Shull

Vote: Unanimous

Motion Carried

Liaison to ACC and Social Committee-- Lee Ann would like to be the ACC liaison but the day of the meeting would have to change. Lee Ann will reach out to the ACC and possibly change the day to Tues or Thurs.

Motion: Janet Shull moved that Lee Ann be the board liaison to the ACC

Second Ed Cannon

Vote Unanimous

Motion Carried



## 7. Standing Committees (cont.)

Janet Shull volunteered to be the liaison to the Social Club

Motion Ed Cannon moved that Janet Shull be the liaison between the board and the Social Club

Second Larry Ewert

Vote Unanimous

Motion Carried

## 8. Prioritize 2021/2022 GOALS

The board decided to assign areas to each board member to research cost and get back to the board for further prioritization of needs.

- a. GPS mapping of water and sewer system—cost around \$5000  
Ed Cannon and Sam Logozzo will take co-responsibility of the water system of Leisure Park and will set a special meeting of Bob Chandler (water master). Denise will coordinate.
- b. Woodlawn Road repaving. —Larry Ewert will research cost.
- c. CC&R restate, amend, or adopt Rules and Regulations—Board will review later, a meeting with the attorney would be appropriate for direction. Denise shared and handed each board member a copy to review titled: Preserving Leisure Park for Senior Living Housing and Activities. We do have to make an amendment or restate to come into compliance. It was decided to consult with the attorney to discuss housing Title 55 plus, Fine and Enforcement Policy. Lee Ann will coordinate that meeting.
- d. Bird Sanctuary extension—Sam will work with Management to research cost.

## 9. Board Transparency

Board meetings will be open to the public. We will stand with the By-laws. When people write letters, they will be notified and given the opportunity to speak to the board if applicable. A brief notice in the monthly LP Newsletter "News from the Board" with each board member sharing the responsibility of a monthly report. Expand the LP website to include the minutes.

Other Ideas: Newsletter cost could be incorporated into the dues and everyone could get a newsletter subscription. Social Club will be involved in this discussion.

## 10. Meet the New Board

All board members have submitted a bio to the LP Newsletter that will be published in July.

## 11. Duties of Officers

All members of the current board have accepted duties associated with the board. The responsibility is shared.

**Board Meeting Guests:** Bruce Eckhardt, Cal and Jennell Farrer, Joyce Henry, Carolyn Havens, Kris Dietz, Karen Young, Jeannie Logozzo, and Doug Wheeler

Motion: Sam Logozzo moved to close the meeting.

Second: Janet Shull

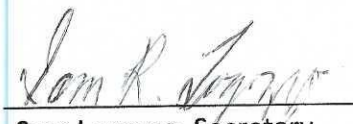
Vote: Unanimous

Motion Carried

Meeting Closed at: 3:25 PM

  
Lee Ann Reid, President

7-26-21  
Date

  
Sam Logozzo, Secretary