

**LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.**

**ANNUAL MEMBERSHIP MEETING**

**June 8, 2021**

Meeting called to order at 7:00 PM.

**Invocation**

Larry Ewert gave the invocation. Dick Schmidt led the Pledge of Allegiance.

**Establishing a Quorum**

Dick reported that establishing a quorum requires 35% of membership in attendance. Quorum was established.

**Approval of Previous Minutes**

Dick asked for approval of the June 9, 2020 Annual Meeting minutes.

**MOTION:** Janet Shull moved to accept the June 9, 2020 Annual Meeting minutes as presented.

**SECOND:** Gary Essig.

**VOTE:** Unanimous

**MOTION CARRIED**

Polls were open for voting at 7:03 PM. Dick welcomed the new residents to Leisure Park.

**STANDING COMMITTEE REPORTS**

*Architectural Control Committee* – The new Rules & Regulations were included in the meeting packet. Dick stated that the committee has two openings.

*Review of 2020 Income and Expenditures* - Joan Benson reported that there were \$183,035 in expenditures with a budget of \$223,135. Year-end savings and checking account balances was \$144,913.

*Grounds & Maintenance* - Juanita Morgan handed out schedules of watering days and times. Dick announced that Leisure Park needs someone to work the generator and water system because he is stepping down.

*Management Report* - Denise Hall read the Management Report, which is attached to the meeting packet. She reported that the Jacuzzi is up and running, and the City of Hayden has abandoned the roundabout. Also, she reported that a committee was formed to work on the CC&Rs, however, the Board of Directors decided to not modify or amend the CC&Rs. They did change the name of the Dos and Don'ts to Rules and Regulations. There have been \$4602 in legal fees regarding the CC&Rs, the RV parking water usage and clarification of Article 7.6 of the CC&Rs regarding some of the landscaping on homeowners' land.

**Long Range Planning**

Dick stated future roadwork, possibly Woodlawn Drive, will be up to the new Board of Directors.

Polls closed at 7:21 PM.

**Unfinished Business**

Dick reported that since the City of Hayden was unable to secure all the property rights that were needed for the project, they have decided to build the roundabout at Honeysuckle and 4<sup>th</sup> Street instead of Ramsey and Honeysuckle.

**New Business**

Open Forum for homeowners' concerns and suggestions:

Ed Cannon, Chairman of the CC&Rs Committee, reported that there were several issues brought up at the last Annual Meeting, so a committee was formed to review the CC&Rs. The Committee spent 100s of hours reviewing the CC&Rs and presented a slide show to the Board with their recommendations. The Board rejected every recommendation except changing the name of the Dos and Don'ts. The Committee is requesting that the Board reconsider their recommendations. He also added that there are two openings on the Board of Directors coming up that could have been voted on. He is asking the current Board to ratify the election tonight, and that Dick Schmidt and Joan Benson resign now, instead of the day after the Board of Directors' meeting on June 14<sup>th</sup>. Geary Rise agreed that the Board should make a motion to ratify the election at this meeting. Dick said it is against the by-laws for him to call a Board of Directors' meeting without notifying all homeowners. Geary Rise asked why Dick is planning to ratify the election towards the end of the June 14<sup>th</sup> meeting instead of the beginning of the meeting like it has always been done. Much discussion followed with many requests to ratify the election in the beginning of the June 14<sup>th</sup> meeting, which would allow the new Board to choose the new members and to pick the officers. Dick stated that once he ratifies the election, the new Board will be able to pick the new members and officers.

Joan Benson asked to respond to the reason the Board decided not to make the changes recommended by the CC&Rs Committee. She stated that this was the attorney's advice because it could cost up to \$15,000. Then, it would take two thirds of the membership to approve them. The attorney recommended making changes through the Rules and Regulations, which should be up to the new Board. Brad Ehrlich stated the Committee wanted to present the slide show to the membership. He also suggested that the \$15,000 could be split up between homeowners at \$47.77 each. Chris Kennedy is concerned that the CC&Rs are not compliant with current laws and Leisure Park could get sued. Title 55 is of special concern. More discussion followed concerning the CC&Rs and the ratification of the election. No changes will be made to the June 14<sup>th</sup> meeting agenda.

Dick read the Election Results:

Sam Logozzo - 147 votes. Janet Shull - 129 votes. There were no write ins.

The next Board of Directors meeting will be @ 10:00 AM on Monday, June 14, 2021.

Meeting adjourned at 8:23 PM.

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Lee Ann Reid, President

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Date

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Sam Logozzo, Secretary/Treasurer