

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS SPECIAL MEETING  
September 7, 2021

1. **Lee Ann Reid** called the meeting to order at 1:29 PM
2. **Roll Call:** Lee Ann Reid, Ed Cannon, Janet Shull, Brad Ehrlich, Sam Logozzo, and Denise Hall/Management. Six guests present: Carolyn Havens, Jeannie Logozzo, Joyce Henry, JoAnn Dawson, Ina Mae Jakubek, Richard Zurcher.
3. **Approval of Previous Meeting's Minutes:** Lee Ann asked for approval of the minutes from the July 26, 2021 Board of Directors' Special Meeting.  
Motion: Janet Shull moved to approve the minutes as written.  
Second: Ed Cannon  
Vote: Unanimous Motion Carried
4. **Resignation and Appointment:** The Board received Larry Ewert's resignation letter, effective September 1, 2021. Brad Ehrlich agreed to fulfill the remaining term until June of 2022 as member at large.  
Motion: Ed Cannon moved to appoint Brad Ehrlich at large.  
Second: Janet Shull  
Vote: Unanimous Motion Carried
5. **Correspondence:**
  - a. **Social Club requests to change their fiscal year.** The change would move from July-June to January-December. Jeannie Logozzo spoke for the Social Committee reporting that the purpose is to align with the HOA. It would also reduce confusion at renewal dates of the newsletter. Snowbirds can subscribe on line and could pick up the directory upon return. Transition details will be determined by the Social Committee.  
Motion: Brad Ehrlich moved to allow the Social Club to move to calendar year  
Second: Ed Cannon  
Vote: Unanimous Motion Carried
  - b. **Trailer permanently parked on the street.** Sam spoke to the homeowner explaining the next steps the Board may take if not removed. Homeowner rented space for the trailer off Leisure Park property. Issue resolved.
  - c. **Parking overload on Woodlawn.** Three service trailers were parked on road but have since been removed. Issue seems to be resolved. Sam will speak to the homeowner parking his trailer nightly on main road (middle of Woodlawn) if this continues. Step two will be a letter from the Board.
  - d. **Removing Cottonwood tree in Bird Sanctuary.** Roots are encroaching on the home-owner's property and the homeowner has requested the tree be removed. The tree, located in the common area, is stressed due to a weedkiller put on suckers. The Board reminded her that she was not to apply any chemicals or alter any foliage in the common areas. The Board also determined that the removal of the tree roots on her property was her responsibility and gave permission to cut the roots at her property line. It was made clear that after cutting the roots, the homeowner

may kill the roots on her side of the cuts, not in the common area or the remaining roots attached to the tree. Management will write a letter of indemnification protecting the homeowner should the tree die.

Motion: Janet Shull moved that the Board deny the request to cut the tree down due to the fact that it is the property owner's property maintenance issue.

Second: Sam Logozzo

Vote: Unanimous

Motion Carried

Motion: Sam Logozzo moved to write a letter of indemnification, regarding the cutting of the roots, for protection of the homeowner.

Second: Ed Cannon

Vote: Unanimous

Motion Carried

- e. **Gating Leisure Park.** A homeowner requested the installation of gates in the development. Multiple gates would be needed, expense of installation and maintenance of operation. Coordination of emergency services and service people would be required. Due to upcoming road improvements on Ramsey and other expensive Park obligations that need attention at this time, a survey and an estimate were recommended by the homeowner. The Board will create a survey at a later date that will include several choices the residents of LP would consider. All these big-ticket expenses would require special assessments on property owners. This will be kept as an important issue included in the survey.
  - f. **Retirewood Common Area.** Clean up from construction, wind, and lack of growth in the grass. Management has handled this starting with a phone call to the resident apologizing for the delay in action. Lawn maintenance staff has hopefully remedied the problem.
- 6. **Current Financial Report:** Janet Shull reported the checking and reserve account, as of August 23<sup>rd</sup>, were at \$170,895.58. We have one property with late dues that is in escrow and will be paid upon sale. One item over budget is with maintenance of LP grounds due to grooming and cleaning up the overgrowth in our community. The other item is the Jacuzzi requiring the repair of pumps.
  - 7. **Management Report:** Bob Chandler, our Watermaster, reported that the well had a computer coding error that has been corrected. The well system is in good condition. We have received the reimbursement for the mailbox replacement. Insurance paid the cumulative bills in whole. The One Call system is on hold until they get it up and running. Bob Chandler advised that the water GPS be done first and the sewer system later. Old sewer maps have been located and will be given to Bob at the appropriate time. GPS mapping of the water system will start this fall. There are four homeowners delinquent in backflow test results. Two letters have been sent. We may need to visit them to resolve the problem.
  - 8. **Water System Report:** Ed Cannon and Sam Logozzo reported that Bob Chandler replaced the Chlorine injectors and, while replacing, the computer system malfunctioned and the well pump turned on unexpectedly. With the valves shut for injector replacement, an old system water tee blew under the extreme pressure. All was repaired within a day and the computer code that turned on the pumps has been corrected. Batteries were replaced in the Power Supply.



9. **Social Club Report:** Janet Shull reported that the Social Club met on August 11<sup>th</sup>. They agreed on a new laptop for use on the LP Newsletter. They decided not to replace an old Microwave at this time.
10. **ACC Report:** LeeAnn Reid reported that the committee has been busy. Approximately five requests have been for new fences and landscaping on an easement. The new rules will be provided to the ACC.

11. **Old Business:**

- a. **GPS mapping of Water and Sewer systems:** We have approved the GPS mapping and Management will let us know when that will start this fall.
- b. **CC&R and Rules & Regulations:** Lee Ann reported that the rules have taken over a year to review and write (thirteen meetings). The original CC&R committee and this current Board attempted to refine the rules to make them more explicit and inclusive so that homeowners could easily understand their intent. The desire to maintain a harmonious feeling and look in the Park was the guiding force. They also give the ACC committee a better guideline for making decisions. The rules and regulations are consistent with the established CC&Rs. They are not new rules and are contained in the CC&Rs.

Discussion: Sam Logozzo requested that Article 2.8 be eliminated. It allows groups of 8-10 to use the clubhouse without requiring a reservation. Concern over lack of information regarding clubhouse use and dates of use could result in unreported damage and multiple gatherings at the same time. Board agreed to eliminate 2.8. Sam will write a note for newsletter explaining the change.

A small change was requested by Ed Cannon to Article 2.5 that "excluding the clubhouse" be added to allow for use of the lawn around the clubhouse during activities. The Board agreed and the change will be made. Sam Logozzo will convert the Rules & Regulations into booklet format to be distributed to residents. It will also be posted on [leisurepark.org](http://leisurepark.org).

Motion: Janet Shull moved to approve the Rules and Regulations including the additional wording to Article 2.5 and eliminating Article 2.8, renumbering the Articles.

Second: Sam Logozzo

Vote: Unanimous

Motion Carried

- c. **Bird Sanctuary:** Sam Logozzo reported the homes surrounding the area are near completion. It is time to create a plan and bid the job to do the landscaping necessary to complete the Bird Sanctuary. It will require a sprinkler zone, some light bulldozing to get some of the high berms lowered, trimming the dead branches from the existing pine trees, removing the garden, etc. Lee Ann suggested a work party to get some of the debris and weeds down before putting expense into it. Sam will look into this initial cleanup before having professional bids done.
- d. **One Call System:** Denise reported that this was on hold at the present time.
- e. **The enforcement policy:** Ed Cannon reported that the policy is now part of the Rules and Regulations which have been approved. Ed shared the new Board checklist when dealing with rule infractions.

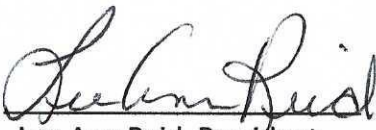
## 12. New Business:

- a. **Grant of Easement:** Denise reported that a resident's established fence encroached very slightly onto the Bird Sanctuary. After looking at the engineer's drawings, the board decided to grant an easement to the homeowner.  
Motion: Janet Shull moved to approve the easement.  
Second: Brad Ehrlich  
Vote: Unanimous Motion Carried
- b. **Welcome Packet:** In the past a welcome packet was mailed to each new homeowner from the HOA. The Social Committee also has a welcome packet. After discussion the Board decided to merge the information so only one packet is delivered to all new residents. Denise will contact Dick Schmidt, previous president, to determine what information has been part of the HOA packet. From this point forward, that information will be included in the welcome packet delivered by the Social Club. Management will coordinate with Jeannie Logozzo.
- c. **Christmas Lights:** No one has come forward to volunteer. Doug Wheeler offered to oversee the operation but needs workers to actually decorate. Ed Cannon, Sam Logozzo, and Lee Ann Reid offered to help. We will seek others to help out—another ad in the newsletter.
- d. **Snow Plow Contract:** The price went up only \$30 to have our streets plowed.  
Motion: Ed Cannon moved that we accept the snowplow contract for the year 2021-2022.  
Second: Brad Ehrlich  
Vote: Unanimous Motion Carried
- e. **Insurance Policies:** Management will set up meeting to review our policies with the insurance agent. Ed Cannon, Lee Ann Reid, and Brad Ehrlich will attend.

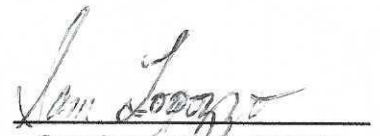
## 13. Adjourn Meeting:

Motion: Janet Shull moved that we adjourn.  
Second: Ed Cannon  
Vote: Unanimous  
Meeting is adjourned at 3:17 pm

Motion Carried

  
Lee Ann Reid, President

12-6-21  
Date

  
Sam Logozzo, Secretary