

**LEISURE PARK HOMEOWNERS ASSOCIATION INC.**  
**3<sup>RD</sup> QUARTER MEETING OF THE BOARD OF DIRECTORS**

**MINUTES**

**SEPTEMBER 15, 2025**

**Call to Order: 10:00 a.m.**

**Officers Attending:** Lee Ann Reid, Ed Cannon, Larry Rucshner, Joe Lyon, Norm Fuller

**Property Management Attending:** Denise, Aaron

**Residents Attending:** Kris Dietz, Kathy Fuller, Nancy Gage, Terry Carey

Sonja Chesla, Doris Mellor, Carolyn Keefer, Joyce Henry, Kathy Arrison, Rich Belzer, Kay Lacy, Terry Erickson, Karen Erickson, Clyde Peppin, Ari Poot, Jan Somerville

**Approval of Minutes:** June 16, 2025 and July 22, 2025 Meeting Minutes approved unanimously

**New Business**

1. Mia Fehr Yard: Complaint that the yard is not tidy; weeds in the driveway and overgrown plants and weeds on median between Mia's house and her neighbor's house to the east. The homeowner did lien up the yard a month ago, but since it has been an ongoing issue. The board authorized Denise to send her a *Notice of Hearing* letter.
2. Noise Complaints
  - a. McFarland: Complaint about the noise level of neighbor's air-conditioning unit. Denise told her to put her complaint in writing and direct it to the City of Hayden. The noise issue falls under the authority of the City of Hayden, so the LPHOA has no authority to deal with it.
  - b. Mammina: Dog continually barking. The issue is not under the LPHOA authority, so the homeowner should contact the *Animal Control* of the City of Hayden.
3. Leonard: The garage contains a 4-wheeler and so the homeowner parks his pickup truck half in and half out. There is no violation of rules. Denise to write a letter to the complainant that there is nothing the LPHOA can do.
4. Financials
  - a. Treasurer's Report
    - 1) Checking: Deposited 8.31.25 \$25,595.78; year-to-date: \$538,452.82
    - 2) Savings, including the ROW money of \$232,565.68 is \$420,278.11

## **Old Business**

1. Round-about: Phase 1 completed. City of Hayden has not communicated with Property Management or the LPHOA about their plans. City is trying to get grant money to manage the traffic flows, including for roundabouts. Part of the noise on Ramsey is traffic-stacking. They are planning a round-about on Honeysuckle and Ramsey, but no idea as to the time frame.
2. Waggoner Lien: 1539 W Woodlawn Dr. #2. We placed a lien on it in 2024 for HOA dues that are in arrears. The house currently has a relative living in it. In October, the County will contact us as they received more than what was due in taxes, so we can file a claim for what is owed to the LPHOA. Once the dues are current, the new owners will pay regularly to keep them current. Denise will release the lien at the appropriate time. New owners will replace the roof.
3. CCR Amendments Workshop. Ed developed the process, now we need to form the committee. Primary thing is whether we are a 55+ community or not. We need to get the precise meaning of each CCR so that we can present to the entire membership in the 2026 annual meeting.
  - a. Age
  - b. Fractional voting (to eliminate)

## **Adjournment**

Lee Ann Reid adjourned the meeting at 11:34.

  
Lee Ann Reid, President

  
Norman Fuller, Secretary