

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' QUARTERLY MEETING, March 18, 2024

1. **Lee Ann Reid** called the meeting to order at 1:01PM
2. **Roll Call:** Present: Lee Ann Reid, Ed Cannon, Joe Lyon, Sam Logozzo, Janet Shull, Denise Hall and Aaron Pogue/Management. Guests: Doris Mellor
3. **Approval of Previous Meeting's Minutes:** Lee Ann asked for approval of the minutes from the December 18, 2023 Board of Directors' Meeting.
Motion: Janet Shull moved to approve the minutes.
Second: Joe Lyon
Vote: Unanimous Motion Carried
4. **Correspondence:**
 - a. Letter submitted by Lee Holzer on March 6, 2024 concerning water collecting around a mailbox. During the next forceful rain shower, Management will tour the park taking pictures of the flooded mailboxes accompanied by a board member.
Motion: Janet Shull moved to table this until we have photos for evaluation.
Second: Ed Cannon
Vote: Unanimous Motion Carried
5. **Current Financial Position:** Janet Shull reported. As of March 15, ending balance in checking was \$25,227.29 and reserves were \$125,365.67. After a review Ed Cannon had five-line items that were not clear. Ed, Denise, and Janet will meet in the office to discuss this further. Results from this meeting will be reported to the Board by the June meeting.
6. **Management Report:** Denise read through the supplied notes and the Board agreed to the following: Sam Logozzo will evaluate the mailbox that needs replacement. Art Valadez offered to research getting free workout equipment for the clubhouse. The Board was in favor of him doing this. Though Mr. Valadez offered to clean the jacuzzi, this job should be completed by a licensed and bonded employee. Denise reported that Bob Chandler recommends not cleaning the reservoir this year, it is in good shape.
7. **Water System Report:** Joe Lyon reported that chlorine levels have been very good.
8. **Social Club Report:** Janet reported that Karen Young has stepped down as Chairman. Jeannie Logozzo is now the interim Chairman with Kris Dietz appointed to fill her position as the Vice Chairman. Kathi David will serve as interim Member at Large.
9. **ACC Report:** Joe Lyon reported. Two new roofs and a couple fences have been installed in the last two weeks. The follow-up reporting, once the job is finished, has been working well.
10. **Roads:** Ed Cannon reported Top Notch Seal Coating reviewed all the roads and gave Ed a cost estimate \$60,000 for this year. The budget for this was \$55,000. This will finish our roads' project. The one project left is repairing our parking lot and the loop leading to the clubhouse entrance. Restriping the parking lot will be postponed as the cost is very high (estimate \$30,000) and the striping will be removed when we repave the area.

Motion: Sam Logozzo moved that we accept the bid from Top Notch Seal Coating (estimate #2401) for filling and sealing the remaining unsealed pavement during the 2024 summer.

Second: Joe Lyon

Vote: Unanimous

Motion Carried

11. Old Business:

a. Budget items review and approve expenditures.

1. Progress Mailbox/Linwood Mailbox Update: Sam Logozzo will evaluate the mailbox that needs replacement this year. (See motion in Part 4)
2. Pumps for the pond have been purchased: Vasseur Enterprises will install and the pond will be running by Memorial Day at the latest.
3. Fence/Tree at Ramsey Entrance: This work is currently being done and will be completed as the weather improves.
4. Drywells on Leisure /Fairview: Waiting for the next strong rain and then tour with Jami Vasseur to target repairs.

Motion: Janet Shull moved that Sam Logozzo will 1) evaluate the mailbox to be replaced that has been approved for \$2,200.00, and 2) Management will organize the drywell repairs for Leisure and Fairview Dr. in the amount of \$600.00. Both expenditures are currently in the budget.

Second: Joe Lyon

Vote: Unanimous

Motion Carried

5. Mailbox Water Pools: Pooling around mailboxes will be assessed during the next hard rain and the Board will be presented with a unanimous consent for the cost of repairs.
- b. Roundabout: Lee Ann Reid and Management reported that the City of Hayden has had a turnover with new mayor and council. We have waited awhile for them to get organized. Lee Ann has introduced herself to the new city manager and administrator.
- c. Reservoir Cleaning: Cleaning of the reservoir will be done when Bob Chandler gets at least three other water districts on board to clean their reservoirs. This greatly reduces the cost. Our reservoir is in good shape especially because we chlorinate the water.

12. New Business:

- a. Special Assessment: As a result of the three public planning meetings held in February, the Board held a workshop to go over the data and discuss possible outcomes. They agreed that the special assessment will be \$285, payable in three installments, and the HOA dues will be \$115 per month beginning January 2025. The association notice will be sent with the May election packet. The first special assessment payment will be due June 2024.

Motion: Janet Shull moved that the special assessment be \$285, which may be made in three monthly payments, with the total due by September 1, 2024.

Second: Sam Logozzo

Vote: Unanimous

Motion carried

- b. Drywells: Discussed in Old Business Part 4.

- c. LP Bank Accounts: Add Aaron Pogue as a signer on the HOA checking and savings accounts. The Board will set a special line item to hold the special assessment funds separate for accounting purposes.

Motion: Joe Lyon moved to add Aaron Pogue as an authorized signature on our savings and checking

account and create a special line item in the PNL for special assessment funds so that it can be tracked, also management can prepare a Special Assessment notice that will be included in the ballot notices.

Second: Ed Cannon

Vote: Unanimous

Motion Carried

- d. Rotted fence post and disconnect 2x4 fence rail: The fence on the Ramsey side of LP is rotting—repairs are needed. We will repair until the new Ramsey Road is installed which will force the existing fence to be relocated.

Motion: Ed Cannon moved that management contact maintenance to repair the section.

Second: Joe Lyon

Vote: Unanimous

Motion Carried

- e. Nominating Committee: Kris Dietz has agreed to be the head of the nominating committee

Motion: Janet Shull moved that the Board officially contact Kris Dietz to head the nominating committee.

Second: Sam Logozzo

Vote: Unanimous

Motion Carried

- f. Annual Election Deadlines: We will publicize brief bio's about each candidate in the May newsletter and include them with the ballot.

1. Ballots will be mailed by 5/10/24.

2. Absentee ballots due in by 5/28/24

3. Notice/agenda due by 6/1/24

4. Annual Meeting date is 6/11/24 at 7:00 p.m.

April/May Newsletter info: Ed will write articles about the roads as information comes in.

Lee Ann will write about the special assessment.

Denise will write election updates.

- g. Fire hydrant, Check/certify: The fire department has their own schedule to check all fire hydrants.

13. Other Business:

- a. Tree report—Violators will be notified in the annual dandelion letter.

- b. April 19, 11 a.m., the Board will drive through the park and evaluate dandelion infestation and other plant violations.

- c. The annual report for Leisure Park has been filed with the State.

- d. The fire extinguishers were all serviced and certified.

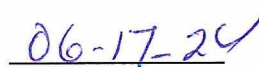
- e. A treadmill, next to the universal gym in the workout room, runs at full speed when starting. An "out of order" sign will be placed on it. Lee Ann will locate an owner's manual online.

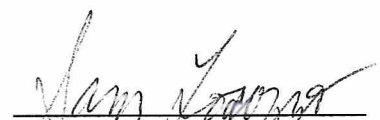
The general meeting was adjourned at 2:28 pm by Lee Ann Reid.

Respectively submitted,

Sam Logozzo


Lee Ann Reid, President


Date


Sam Logozzo, Secretary