

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' QUARTERLY MEETING
June 17, 2024

1. Open Meeting:

Lee Ann Reid called the meeting to order at 1:00 PM

2. Roll Call:

Present: Lee Ann Reid, Ed Cannon, Sam Logozzo, Joe Lyon, and Denise Hall, Aaron Pogue/Management.
Guests present: Sharon Cummings, Larry Rucshner, Deb Lyon, Doug Wheeler

3. Approval of Minutes:

Lee Ann requested approval of the minutes from March 18, 2024 Quarterly Meeting.

Motion: Joe Lyon moved to approve the minutes as presented.

Second: Ed Cannon

Vote: Unanimous

Motion Carried

4. Ratification of June 11, 2024 Election Results:

There are 295 registered voters; a quorum of over 110 was established. Lee Ann Reid, Ed Cannon, and Joe Lyon were elected to the Board. Shortly after the election, the Board received Janet Shull's resignation due to health concerns. The open position was offered to Larry Rucshner to fill the position.

Motion: Ed Cannon moved to accept Janet Shull's resignation from the Board of Directors of Leisure Park.

Second: Joe Lyon

Vote: Unanimous

Motion Carried

Motion: Joe Lyon moved to fill the vacant position with Larry Rucshner.

Second: Sam Logozzo

Vote: Unanimous

Motion Carried

5. Appointment of 2024-2025 Officers: Elected unanimously by the five-member Board.

Lee Ann Reid as President, nominated by Ed Cannon and seconded by Joe Lyon

Ed Cannon as Vice President, nominated by Sam Logozzo and seconded by Joe Lyon

Sam Logozzo as Secretary, nominated by Larry Rucshner and seconded by Joe Lyon

Larry Rucshner as Treasurer, nominated by Sam Logozzo and seconded by Ed Cannon

Joe Lyon as Director, nominated by Ed Cannon and seconded by Sam Logozzo

6. Committee Liaison/Committee Appointments:

a. Architectural Control Committee Liaison

Motion: Sam Logozzo moved that Joe Lyon serve as liaison to the ACC.

Ed Cannon: Second

Vote: Unanimous

Motion Carried

b. Social Committee Liaison

Motion: Ed Cannon moved that Joe Lyon serve as liaison to the Social Committee.

Second: Larry Rucshner

Vote: Unanimous

Motion Carried

c. Architectural Control Committee Appointments

Arie Poot and Jeff Johnson have indicated an interest in serving on this committee.

Motion: Joe Lyon moved that Arie Poot and Jeff Johnson be appointed to the ACC, conditional upon their acceptance.

Second: Larry Rucshner

Vote: Unanimous

Motion Carried

7. Future Meeting Schedule:

September 16, 2024, December 16, 2024, and March 17, 2025 for quarterly meetings held at 1:00 PM. The annual meeting will be June 10, 2025 at 7:00 PM.

Motion: Sam Logozzo moved that we set the meetings for the above dates.

Second: Joe Lyon

Vote: Unanimous

Motion Carried

Amendment to the motion: Sam Logozzo moved to change the quarterly meeting times to 10:00 AM.

Second: Ed Cannon

Vote: Unanimous

Amended Motion Carried

8. Correspondence:

- a. Margaret Gibson, letter dated 4/19/24, indicates a patio home dispute with one homeowner wanting another to improve/maintain their home. The Board has no jurisdiction on this. Management will reach out to the other party and gain their thoughts about the problem.

Motion: Joe Lyon moved to allow Management to communicate with the accused party for further clarification

Second: Ed Cannon

Vote: Unanimous

Motion Carried

- b. Sharon Cummings, email dated 06/05/24, seeking a request for a greenhouse in her backyard. Lee Ann Reid explained the issue with our CC&R's for accessory buildings on the lot. They must be attached to the building, have the same siding/roof, and blend in to the landscape. Access to all residents is limited as many do not have secluded back yards.

Doug Wheeler, presented an opinion regarding the same issue and requested amending the CC&R's to allow for greenhouses to be permitted in back yards. Discussion included explanation of the high cost and process involved in amending the CC&R's.

Motion: Joe Lyon moved that we form a committee to look at the CC&R's for possible amendments.

Second: Ed Cannon

Vote: Motion Failed

9. Financial Report:

Unchanged from the Annual Meeting. Discussion over prepaid dues being included in the reserves.

Should they be counted and/or used before they are due? Management and Ed Cannon will continue this discussion at a later time.

10. Management Report:

Unchanged from the Annual Meeting. Updates: A roofer identified four missing ridge caps on the clubhouse which will be repaired. We have contracted a handyman to put a platform in the pump area of the clubhouse water feature. We are repairing the drip system of the Ramsey entrance as it was installed with PCV which is old, brittle and cracked. Victory Enterprises check our chlorine levels for the fresh well water and report the new system of communication of chlorine results is working well with the water master. Management is working on getting the flag pole painted. There will be a second drive around on July 16th at 10:00 AM to recheck yards that are not in compliance.

11. Water System Report:

Unchanged from the Annual Meeting. Sam Logozzo will be the water system liaison for the Board.

Motion: Larry Rucshner moved that Sam Logozzo be the liaison to the Board, providing quarterly reports.

Second: Joe Lyon

Vote: Unanimous

Motion carried

12. Social Club:

No report was given.

13. Architectural Control Committee Report:

Unchanged from the Annual Meeting.

14. Roads:

Ed Cannon reported that the final price for sealcoating and crack filling was \$6,1894.78.

15. Old Business:

- a. Ramsey landscape: Adding a fence was discussed and put on hold until the 2025 budget is established.
- b. Mailbox and drywells: Budgeted for one new mailbox this year. Waiting for installation.
- c. Aaron Pogue has been added as a signer to LP accounts.
- d. Round About: Unchanged from the Annual Meeting.

16. New Business:

- a. Membership Concerns from the Annual Meeting: Excessive watering of the Honeysuckle Entrance. This was addressed, reset, and is now watering at the appropriate time.
- b. Report from Joe Lyon with Northern Lakes Fire Department was submitted in meeting packet.
- c. DEQ report: They ask for all water lines leading to homes in Leisure Park be identified as to the material from which they are made, i.e., copper, lead, PVC, galvanized, etc. This is a very time consuming and costly exercise. Management will discover if this information is a mandatory or suggested.
- d. Clubhouse roof—included in the Management report.
- e. Greenhouses—discussed in Correspondence.
- f. Class B Van-style RV parking long term (3 months) in Leisure Park. The Board will offer them parking in our RV park for a fee or they will find a spot outside of Leisure Park.

17. Other Business:

- a. QuickBooks—Ed Cannon and Denise Hall. After discussion, the Board decided to hire a special accountant to clear up this confusion.
Motion: Sam Logozzo moved that Management/Ed hire an accountant not to exceed \$1000 to work on the QuickBook project.
Second: Joe Lyon
Vote: Unanimous Motion Carried
- b. Report from Deb Lyon regarding KSRG (Kootenai Stability & Resilience Group). Deb shared information regarding a county-wide group formed to help neighborhoods prepare for disaster. It's preventative and meant to help our neighbors in the event of a catastrophe. The organization has many various committees - such as food/water sustainability, security, helping people get from point A to point B, communication should there be no phone service, etc. This group recommends preparing neighborhood preparedness plans to be brought to the neighborhood to help communities get organized. Lee Ann Reid suggested that this group continue researching the program and develop a specific plan for Leisure Park that the Board can review.
- c. Political Flags: This problem is resolved as the homeowner removed the flag.
- d. Cutting grass, plants, shrubbery that encroaches pavement—Ask homeowners, in the newsletter, to please keep grass from growing over the pavement. This would help prolong the integrity of the pavement. Ed Cannon will submit an article to the newsletter.
- e. Fence Matching at the Ramsey Entrance, discussed in Old Business, will be revisited during the September Board meeting.
- f. Notice of special assessment on mailboxes in July or August. We will wait to see if more payments come in. After processing July or August payments, a decision will be made.
- g. Get to know the Rules and Regulations and CC&R's in the newsletter. Could there be a short blurb in each month's newsletter reviewing rules that pertain to the season?

18. Adjourn Meeting:

Lee Ann Reid called for the meeting to adjourn at 2:47 PM.

Lee Ann Reid
Lee Ann Reid, President

09-16-24
Date

Sam Logozzo
Sam Logozzo, Secretary