

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' QUARTERLY MEETING, September 16, 2024

1. **Lee Ann Reid** called the meeting to order at 10:10 AM.
2. **Roll Call:** Present: Lee Ann Reid, Ed Cannon, Joe Lyon, Sam Logozzo, Larry Rucshner, Denise Hall and Aaron Pogue/Management. Guests: Terry Carey, Linda Elliot
3. **Approval of Previous Meeting's Minutes:** Lee Ann requested approval of the minutes from the June 17, 2024, Board of Directors' Meeting.
Motion: Joe Lyon moved to approve the minutes.
Second: Ed Cannon
Vote: Unanimous Motion Carried
4. **Approval of August 21, 2024 Special Meeting Minutes:** Lee Ann requested approval.
Motion: Ed Cannon moved to approve the minutes.
Second: Joe Lyon
5. **Correspondence:**
 - a. The letter was submitted by JT and Lenore Strong from 2022 to the current 2024 arbs. This issue is not a Board issue as no rule violations have occurred. It is suggested that the neighbors work it out. No further Board action is needed.
 - b. Ronald and Marian Catlin's letter (07/17/ 24) response to the Strong letter regarding Arbs. No Board action is needed. Management will call both parties to inform them of our decision.
 - c. Pam Nilges' letter (07/12/24) regarding a tarp covering a fence at the Ramsey entrance. The tarp was installed temporarily to keep the dog from barking at passing cars. The Board is planning to fence the area in 2025. Management will call Pam and explain the situation.
 - d. Pearl Young's letter (7/11/24) regarding a neighbor dispute. The letter does not cite any rule violation and is between neighbors. No action from the Board.
 - e. Peggy Cowden's letter (8/02/24) regarding tree removal. The trees have been removed. No Board action is required.
 - f. Bruce Eckhardt's note expressing anger over increasing HOA fees. Management spoke with him—no further action.
 - g. Terry Carey's letter (08/19/24) regarding the unsightly weeds of the neighbor, Mia Fehr. There is a CC@R violation 9.6 and the Board will direct Management to write a letter.
Motion: Larry Rucshner moved that we take action regarding the weeds in Mia Fehr's drive strip.
Second: Ed Cannon
Vote: Unanimous Motion Carried
 - h. John Mushlitz's letter (8-11-24) regarding HOA Notice of Assessment. Management spoke with him. No Board action is needed.
 - i. Debbie Demming's text regarding weeds and trash can at 8541 N Retirewood Court. Management called the renters, and they said they would comply. Lee Ann will follow up with a drive-by.
 - j. Nancy Henton's text (8/31/24) Sprinklers spraying into the street on 832 Woodlawn Drive.
Motion: Larry Rucshner moved that Management write a letter to 832 Woodlawn Drive regarding their water flooding the street.
Second: Ed Cannon
Vote: Unanimous Motion Carried

- 6. Current Financial Position:** Denise Hall reported for the business cycle ending in August. All special assessments have been paid except for one property, the Culbreth. The owners have no phone and mailings have been ignored. A certified mailing needs to happen.
Motion: Joe Lyon moved that the Board send a certified letter to the Culbreth's address on file.
Second: Ed Cannon
Vote: Unanimous Motion Carried
- Denise went over the Balance Sheet, Profit & Loss, and Profit & Loss Vs Actual accounts. These were not included in the meeting packet and Denise passed out hard copies at this meeting. She asked that we review at home and email questions.
- 7. Management Report:** Aaron Pogue reported that 20 letters went out for rule infractions. He asked that someone on the Board follow up to see if the infractions were corrected. Nine homeowners were sent Backflow letters. There are currently 11 backflow reports missing. Mike Paulsen is working on 8 of the homes. Drywells and installing the new mailbox should be done by the end of the week. The clubhouse roof has been inspected and some tiles and roof boots are being repaired/replaced.
- 8. Water System Report:** Sam Logozzo reported that Booster Pump Three needs replacement. The bid was approximately \$15,000. Joe Lyon reported on the chlorine levels for the last six months. All levels are within safe standards. The emergency phone line has been switched to fiber optic for faster service.
- 9. Social Club Report:** No Board action is needed during this time.
- 10. ACC Report:** Joe Lyon reported. Fifty-four projects were filed this year and 21 are not complete yet.
- 11. Roads:** Ed Cannon reported that all work was completed for 2024. No new projects are planned other than winter emergencies.
- 12. Old Business:**
- a. Roundabout: Lee Ann Reid and Management reported the project is now pending. The new city administration is looking at projects north of us. It could take several years before construction begins. Lee Ann Reid called for a workshop to be scheduled at a later date, to educate ourselves before meeting with the City to express our needs.
 - b. Kootenai Stability and Resilience Group, Joe Lyon reported that the group is working on the food and water section of the plan.
 - c. QuickBooks and Accountant Meeting: Denise Hall reported four accountants have been contacted, but none are interested in the job. Denise will continue trying to get help.
 - d. 2025 workshop on CC&R amendments: Table until January
 - e. Rotation of Rules & Regulations in LP Newsletter: This is being left to the Editor of the newsletter for publication of specific rule reminders.
Motion: Sam Logozzo moved that the rule reminders be given to the publishers' discretion of publication.
Second: Joe Lyon
Vote: Unanimous Motion carried
 - f. DEQ Report: A special meeting will be scheduled with Bob Chandler for clarification. The DEQ meeting will be on November 12, 2024 at 10:00 am.
 - g. Snow Removal Bids: Two bids were reviewed. The Board decided to stay with our current vendor as they know our special circumstances.
 - h. Motion: Ed Cannon moved to accept the BCR snow plow bid for the 2024-25 winter season.
 - i. Second: Larry Rucshner
 - j. Vote: Unanimous Motion Carried

13. New Business:

- a. Budget Workshop date: Thursday, November 21, 2024 at 10:00 am. The budget meeting will include installing a fence at the Ramsey entrance.
- b. Notice for Dues Increase—60-day notice. Letters will be sent by the end of October. Volunteers will stuff envelopes. Aaron Pogue will provide the letter to Lee Ann for approval.
- c. Bird Sanctuary Aspen suckers. Sam Logozzo reported suckers growing on the trunks of trees. Victory Enterprises could do this in the spring.
- d. Non-compliant yards with no grass. Once the ACC approves it and signs it off, there is no legal way to bring the property to compliance.
- e. Variable pump update: Pump #3 needs replacement. The repair bid came in at approx. \$15,000. It will be a pump motor assembly.
Motion: Joe Lyon moved that we accept the bid of \$15,000 to replace pump #3.
Second: Sam Logozzo
Vote: Unanimous Motion Carried
- f. Dates of Board meetings in the newsletter: Dec 16, 2024, March 17, 2025, June 10, 2025 (annual meeting at 7:00 pm), Sept. 15, 2025, Dec. 15, 2025. All start at 10:00 am.
- g. The process to follow up on violation letters: Larry Rucshner and Sam Logozzo will follow up using the database provided by Management.
- h. RV parking on Leisure Drive: The rule is three days in seven days for loading and unloading.
- i. The tree behind 1437 W. Woodlawn Drive in the common area: A new agreement has been presented by the homeowner. The Board will review it outside the meeting and then direct Lee Ann Reid if the attorney should review it. The matter will be discussed at the November 12, 2024 Board Meeting.

14. Other Business:

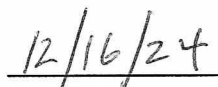
- a. Renter issue with trespassing on neighboring property: Lee Ann Reid requested Management to contact the property owners, in writing, letting them know of the problem this renter is causing.
- b. Debbie Demming requested a temporary gray cover over her husband’s vehicle. Currently no rule against it but needs to be addressed by the Board when reviewing the CC&Rs in 2025.
- c. The Waggoner Estate is behind in HOA dues. LPHOA will file a lien on the property.
- d. Flags in the Park: Idaho Title 55 lists protected flags: US Flag, Idaho Flag, MIA flags, and branch of service flags. Political flags are not allowed as stated in the CC&Rs.

The general meeting was adjourned at 12:01 pm by Lee Ann Reid.

Respectively submitted,
Sam Logozzo



Lee Ann Reid, President



Date



Sam Logozzo, Secretary