

LPGRA GENERAL MEETING
April 4, 2024

CALLED TO ORDER

9:33 a.m

PLEDGE OF ALLEGIANCE

ATTENDANCE - 40 residents present

PRESIDENT	Peggy Marcone
1st VICE PRESIDENT	Sue Smith
2nd VICE PRESIDENT	Dennis Miller
TREASURER	Cheryl Jorban
SECRETARY	Diana Cline

GUEST SPEAKER: Tim Burleson, Captain, Fire Station 212, Fire and Rescue.

ALSO IN ATTENDANCE: Bailey Kirkham, firefighter; Zack Smith, firefighter; and Todd Woodhull, Engineer (driver) all from Fire Station 212.

Captain Burleson introduced the three fire department personnel present and spoke about the fire and rescue team from Station 212 and then answered questions from the residents.

There are four personnel on every truck that gets called out and they are the first responders to fire and Emergency Medical Services (EMS).

Always call 911 in case of an emergency rather than driving the possible victim of a stroke or heart attack to a fire station for assistance. The necessary personnel would more than likely be out in the field and need to be recalled to the fire station to assist.

You do have a choice of hospitals if the facility can handle the call and it is prudent to do so. The safety of the victim is of primary importance.

Most smoke detectors will last ten years when the batteries in older models, (usually a 9-volt) are changed once each year. Smoke detectors have expiration dates on them which homeowners should check. It is best to have a smoke detector in each bedroom.

A fire extinguisher should be kept in a convenient location that is not too close to the stove. It should also be checked each year to ensure that it is still viable.

Radon is not an issue in our homes because they are not airtight.

It is a good idea to keep a key in a Knox-box on the property, so that if there is an emergency in the home, the firefighter will be able to open the door rather than forcing it open and causing damage. If you decide to do a wellness check on a neighbor that you think might be in trouble in their home, call the front office and ask them to call the emergency contact number for the resident.

Fire Non-emergencies: (480) 644-2101

Dispatcher: (480) 644-2211

MINUTES - Peggy Marcone

The minutes of the March 7, 2024, General Meeting were approved and passed as presented.

TREASURER'S REPORT - Cheryl Jorban

Balance in Checking Account 2/29/24		\$ 1,494.18
Total cash received from recycling	\$ 167.60	
Received from 50/50	<u>\$ 46.00</u>	
February Total Deposits		+ \$ 213.60
Door Prize Mar/Apr	\$ 40.00	
Website Update	\$ 60.00	
Purchase Checks	\$ 15.00	
January Total Expenses		- \$ 115.00
Balance in Checking Account 3/31/24		\$ 1,592.78
Recycle: Aluminum	143 lbs	
Plastic	266 lbs	

The Treasurer's Report for March, 2024 was approved and passed as presented.

COMMITTEE REPORTS - Sue Smith

LPGRA Observer - Sue Smith, Editor

The next LPGRA Observer will be sent out in May. It was asked that the residents submit a story of their meeting a celebrity or being on a television show.

By-laws - Sue Smith

Changes are being made by the By-laws Committee and will be presented at the next General Meeting in May.

MISCELLANEOUS INFORMATION

LOGO Competition - Cheryl stated that there are still three entries at this time. Please send in your original ideas using a picture or drawing and send to cjorban@yahoo.com. The winner will receive bragging rights and a free mug with their logo on it.

NAMI Seminar - National Alliance on Mental Illness (NAMI) will be having a presentation on Monday, April 8th at 10:00 in cardroom 1. A chance to hear open and honest perspectives on a highly misunderstood topic. Sign up on the Pen & Quill if you're interested.

OPEN ITEMS

AAMHO's Annual Meeting was Saturday, March 16. It was attended by the entire Board, plus three residents. We gained information about the AZ Rent Freeze legislation. It doesn't affect LPG because Thesman Properties uses a formula based on 3.25% - 6.5% of the Consumer Price Index (CPI) to determine the annual rent increase. Peggy has done the math every year since the first increase they received in 2019 and found it has never been at the top figure.

Recycling - There was discussion about the possibility of losing our recycling program. This is due to some residents not utilizing this opportunity properly and putting nonrecyclables into the containers which our volunteers then have to sort through before taking to the recycling

center. Look at the LPGCHATROOM and the LPG OPEN FORUM on Facebook for pictures of some non-acceptable items found in the recycle bins. Please let your neighbors and friends know what is acceptable. If in doubt, call Bob Williams. He is in the phonebook.

Non-denominational Services held at LPG - There were issues in the past with people who felt that if religious, non-denominational services or Bible studies were being held, they should be able to have a political group. If a group of people would like to have a non-denominational Bible studies group or service held at LPG they would need to contact the Activities Director.

Why is the deposit no longer being refunded when reserving a room for a private party? If the party is for the resident it will be refunded. If it is for a relative or friend of a resident it is not. That policy has been in place for several years, but the information sheet was not always clear about who the party/room was reserved for.

Service trucks are coming in entrances other than the main gate. Call the company as soon as it occurs. Provide any documentation you might have: pictures, license plate number, description of driver, etc. If this is reported to Management with the intent of Management calling the company and reporting the incident, it would be considered hearsay. They have tried this in the past to no avail.

The pumps and motors on the fountain at the entrance to Palm Circle are being replaced. It is estimated it will take between 6 - 8 weeks from March 28.

A question was received about the brown street lights around Palm Circle being on during the daytime. They are on a timer and Kerin MacWilliams, Operations V.P., was notified.

The street repairs/resealing is in the capital budget for this year, but a time has not been set. It is not known yet which streets other than Palm Circle are being targeted.

Management may be changing the rules on pets for new residents. It will concern the size, weight, and breed of dogs. They will also be researching the FHA laws regarding Emotional Support and Service dogs and how that affects the rules since the FHA laws have changed.

Gene Persinger requested that we abide by the rules for any guests or company you have hired for services coming to our homes. They need to know your name and lot number. Call the front gate and give them notice. The phone number is in the front of the phonebook.

- A question was raised about the Board's use of GoDaddy for Emails and LPGRA's website. It is the least expensive and has been used for many years by LPGRA.

Dogs are by the tennis courts using the grassy area as a "dog park".
REMEMBER: SEE SOMETHING, SAY SOMETHING.

Potluck dinner will be held April 9, 2024 at 6:00 p.m. in the Ballroom. It will be "National Change Your Name Day". Give yourself any name you wish for the night.

NEXT GENERAL MEETING WILL BE May 2, 2024 at 9:30 a.m.

MEETING ADJOURNED AT 11:28 a.m.

50/50 Money collected was \$61.00 Recipient received \$31.00

Submitted by Diana Cline, Secretary