

# GENERAL MEETING MINUTES OF THE LPGRA

Website: [www.lpgra.org](http://www.lpgra.org)

Email address: [lpgraboard@gmail.com](mailto:lpgraboard@gmail.com)

- I. **CALL TO ORDER:** Meeting was called to order on October 6, 2022 in the Ballroom at 9:30 a.m. presided by President, Peggy Marcone.
  - A. **BOARD MEMBERS PRESENT:** Peggy Marcone, President, Sue Smith, 1st Vice President, Donna Mueller, 2nd Vice President, and Pam Williams, Treasurer, Dee Hammann, Secretary
  - B. **TOTAL PRESENT:** 45 in attendance.
  - C. **YOUTUBE VIEWERS:** 0 viewers for September, 2022 General Meeting due to videographer unavailability.
  - D. **PLEDGE OF ALLEGIANCE:** Recited.

## II. INTRODUCTION OF BOARD OFFICERS:

- A. Peggy Marcone, President
- B. Sue Smith, 1st Vice President
- C. Donna Mueller, 2nd Vice President
- D. Pam Williams, Treasurer
- E. Dee Hammann, Secretary

- III. **MINUTES:** September 1, 2022 minutes of LPGRA General Meeting will be placed on the website after acceptance.

- A. Motion to Accept
- B. Second and Adoption
- C. Accepted and Adopted

## IV. TREASURER'S REPORT

- A. **Previous Balance:** \$848.25 as of 9/1/2022
- B. **Deposits: \$160.90**
  - 1. \$104.90 recycling
  - 2. \$56.00 50/50
- C. **Expenses:**
  - 1. \$105.00 Shane McNeil, Webmaster for \$75 website updates and clean up plus July and August website submissions.
- D. **Total Expenditures: \$105.00**
- E. **Current Balance as of: \$904.15** as of 9/30/2022
- F. Motion to Accept
- G. Second and Adoption

## V. COMMITTEE REPORTS AND REMINDERS

- A. **NEIGHBORHOOD WATCH, Donna Mueller and Bob Crouse**
  - 1. The Neighborhood Watch is up and running. There have been a few changes. Still looking for block captains. The meeting on

September 20 was a success. The upcoming meetings will include snacks and drinks.

2. Bob Crouse was introduced as the new Neighborhood Watch Coordinator. Bob explained how the sections of the neighborhood have changed. A new letter has been created to give out to our neighbors.

**B. LPG OBSERVER NEWSLETTER, Sue Smith**

1. The theme for the November Newsletter will be “embarrassing moments you have had at work.”
2. Still time to submit your stories.
3. The Newsletter will be out to the community after the November 3 election in order to share the results.

**C. RECYCLING, Pam Williams**

1. Four medical device batteries as well as a bag of “wet” garbage has recently been placed in the recycle bins. Please place only aluminum cans and/or clear water bottles in the recycle bins.

**D. NOMINATING COMMITTEE, Dee Hammann**

1. Introduction of Candidates - Sue Smith, Peggy Marccone and Linda Gerle
2. November 3rd General Meeting will be the election for new officers of the LPGRA Board. Please plan to submit your vote either in person or via the Absentee Ballot which is on LPGRA.org.

**VI. GUEST SPEAKER, Dennis Headings, Storm Damage Specialists**

- A. Presented flyers and business cards plus a list of wind storms in our area. Suggested all residents review their insurance contracts for not enough coverage or too much coverage. If anyone is interested in speaking with Dennis, he will be available after the meeting or via his business card.

**VII. OPEN ITEMS, Peggy Marccone**

- A. **UNLEASHED PETS IN PALM CIRCLE AREA:** There have been reports of residents having their pets off leash and also in the mailroom area. The rules are on the website and in your copy of the lease. If you have a pet you need to register it with the office. No dogs allowed to walk in Palm Circle. Please clean up after your pet. **CLOSED.**
- B. **LOW SPOTS IN RETENTION AREA:** Low spots appear to get clogged intermittently. Concern for mosquito breeding in this area. This area will be serviced and a couple of times a year will be cleaned out. This is the area for the backwash for the waterfall and there is nothing that can be done. **CLOSED.**
- C. **VETERANS MEAL FOR VETERANS DAY LUNCHEON:** There has been a request that instead of veterans paying half price for this meal that Thesman should pay for the veterans since the holiday is to honor them. Management stated that everything is operated from a budget and Thesman already pays for the free Resident Appreciation meal; therefore they are unable to pay for any other functions. This opens doors for “special” people in groups to be paid for and it is not in the budget.

**CLOSED.**

- D. OVERSEEDING GRASS:** The City of Mesa has suggested no one overseed the grass this year due to the drought. Management stated that this is not something Thesman will do at this time. The water used is not a great quantity and is using “reclaimed” water for this purpose. Alternative options were turf, stone or xeriscape. All of these options are very expensive. **CLOSED.**
- E. IMPROPER PARKING:** There is a resident that has passed away and relatives are using the property throughout the summer. The golf cart has been parked on the stones and vehicles are being parked across the driveway. If you see something like this, please call management immediately so this can be addressed while it is happening. **CLOSED.**
- F. GATES OPENING IN AN EMERGENCY:** 1st Responders always have the ability to override all the gates in the community. If there is an emergency situation after hours the gates will be opened by the 1st Responders. **CLOSED.**
- G. FRONT GATE OPEN:** The front gate to the community has been observed open on occasion. There is a new guard on duty that is still in the learning curve. **CLOSED.**
- H. GUEST PASSES:** Guest passes are no longer offered because it is very hard to monitor the passes. This allows unsolicited individuals access to our community. **CLOSED.**
- I. KEYS FOR POOL AREA:** Suggestion was made to reestablish the use of keys to enter the pool area. Suggestion of a plate being placed over the lock area to necessitate the use of a key. If you see an someone that isn’t supposed to be allowed in the pool, please contact the office at the time you see it. **CLOSED.**

## **VIII. RESIDENT QUESTIONS/COMMENTS/ANNOUNCEMENTS**

- A.** Where is the recycle water coming from? The water is through the City of Mesa and is in pink pipes. We are not using drinking water to water plants or in the fountain. **CLOSED.**
- B.** Is it possible to get the annual achievements made by the Board available for review prior to the election? The Board is not sure if there is time to add this to the website prior to November 3 but will make every effort for this to happen.
- C.** A resident has noticed that on 1st Street someone is placing their dog waste in a black bag, tying it off and placing the bag behind landscaping in that area. A suggestion was made that since there are other areas in the community that have trash receptacles that the community could possibly get one placed on 1st Street. If anyone sees this happening you do not need to wait for the meeting but go directly to management. Take a picture if you happen to see the person doing this.
- D.** A new resident is concerned about the increase of the rent for 2023. This was explained that the leases automatically continue. Please review #4 on your lease regarding the Hold Over Tenancy. The office has a sheet of the rent increases throughout the area. **CLOSED.**
- E.** The time for gates to open is 6 a.m. **CLOSED.**

- F. Question of when the solar cover gets placed on the pool. This depends on the night time temperature. **CLOSED.**
- G. There is concern that there are no consequences. According to the Arizona Landlord/Tenant Act the landowner has the right to evict. The office will send out letters for infractions. If there is a dog attack then there will be a 14-30 day rule in place. You have 14 days to remove the animal or you can be evicted in 30 days. You can either remove the animal, move or move your home. The cost for removal of your home is around \$45K to move it and another \$45K to place on another property. If there is physical/verbal assault you will be evicted. There are repercussions!!  
**CLOSED.**
- H. There are a couple of retired nurses living in our community who have volunteered to give blood pressure checks. The information will be coming at a later date.
- I. There have been five non-profit donation suggestions to date. If you have a suggestion please let a Board member know as soon as possible.

**IX. NEXT GENERAL MEETING:** November 3, 2022 - 9:30 a.m in the Ballroom.

- A. Elections will be held during the meeting.
- B. Live stream/video by Larry Smith and Lee Huls.

**X. NEXT BOARD MEETING:** October 27, 2022 - 9:00 a.m. in Craft Room.

**XI. MOTION TO ADJOURN:** The meeting was adjourned at 10:52 a.m.

Respectfully submitted 10.7.22:

Dee Hammann, Secretary  
Revised 10.8.22