

GENERAL MEETING MINUTES OF THE LPGRA

Website: www.lpgra.org

Email address: lpgraboard@gmail.com

- I. **CALL TO ORDER:** Meeting was called to order on April 7, 2022 in the Ballroom at 9:28 a.m. presided by President, Peggy Marcone.

A. **BOARD MEMBERS PRESENT:** Peggy Marcone, President, Sue Smith, 1st Vice President, Pam Williams, Treasurer, Dee Hammann, Secretary.

B. **BOARD MEMBERS ABSENT:** Donna Mueller, 2nd Vice President, excused.

C. **GUESTS:** Pat Sunia, District 1 Director, Wally Turner, Palmas Del Sol East Resident, AAMHO Representative.

D. **TOTAL PRESENT:** 34 in attendance.

E. **YOUTUBE VIEWERS:** 154 viewers of March General Meeting.

F. **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, Absent

D. Pam Williams, Treasurer

E. Dee Hammann, Secretary

- III. **MINUTES:** March 3, 2022 minutes of LPGRA General Meeting sent in e-mail to all homeowners.

A. Motion to Accept as presented.

B. Second and Adoption.

IV. **TREASURER'S REPORT**

A. **Previous Balance: \$699.30** as of 2/28/2022

B. **Deposits:**

1. **\$166.80** from recycling

2. **\$ 10.00** from 50/50

C. **Expenses: \$20.00** for Gift Card for 50/50 on 3/11/2022

D. **Total Expenditures: \$20.00**

E. **Current Balance as of 3/30/2022: \$856.10** as of 3/31/2022

F. Motion to Accept

G. Second and Adoption

V. **COMMITTEE REPORTS AND REMINDERS**

A. AAMHO, Pat Sunia, District 1 Director and Wally Turner, Palmas Del Sol East Resident, AAMHO Representative

1. Pat Sunia is the District 1 Director which consists of the whole city of Mesa. There are almost 400 mobile/manufactured home parks in the state of Arizona. Arizona has the best laws regarding mobile/manufactured home ownership in the country. AAMHO is run by all volunteers except for the secretary and Lobbyists which are paid positions. The lobbyists cannot represent if there is no resident support.
2. Wally Turner is a resident at Palmas Del Sol East. He is a representative of AAMHO. He has been involved for over 16 years. The Landlord/ Tenant Act affects all residents. There are over 300,000 mobile homes in Arizona with 250,000 of those in parks. The fewer people who belong to AAMHO means we have less power in the legislature. RV's and Park Models are also included under AAMHO.
3. The manager of each park must be certified through AAMHO every 2 years. If you do not see this certification posted please ask to see it.
4. Website for AAMHO is www.AAMHO.org. You can click on Laws and go to LTA to see the Landlord Tenant Act.
5. There are 830 homes in LPG and we only have 36 members.

B. NEIGHBORHOOD WATCH, Peggy Marccone for Sally Nostrand

1. Neighborhood Watch is still looking for additional street captains. There is not a lot of responsibility to become a street captain, just get to know your neighbors. If anyone is interested in planning a neighborhood street party, please get with your street captain.
2. If you are interested in becoming a street captain, please contact Sally Nostrand.

C. LPG OBSERVER NEWSLETTER, Sue Smith

1. LPG Observer will be coming out around May 15. The theme for this quarter's newsletter is things that happened in past vacation trips.
2. Sue is asking for participation in articles submitted for the newsletter.

D. RECYCLING, Pam Williams

1. Bob Williams took over the recycling duties from Alan Smith on March 15th, 2022.
2. Bob would like to thank the four new volunteers. The volunteers are checking on the recycling almost daily and there have been no further incidents of cans gone missing. The recycling is done approximately twice a week averaging \$23 per load.

E. BY-LAWS COMMITTEE, Sue Smith

1. Sue would like to acknowledge and thank the volunteers for this committee: Margaret Jacoby, Mike Jarecki, Joe Johnson and Donna Mueller.
2. Instead of calling LPGRA members, the committee chose to call them LPGRA HomeOwners.
3. The committee revised and improved the officers and their duties.
4. There were two committees that were eliminated. The two eliminated were the Communication Committee and the Community Relations Committee. It was felt that the focus of these two committees should be things all residents should already be doing.
5. There were two committees that were added. The two added committees were the Neighborhood Watch Committee and the Recycling Committee.
6. The LPGRA will review the By-Laws and then they will come to the next General Meeting for review by the meeting attendees.
7. The By-Laws draft will be sent through e-mail for your review to be accepted and adopted at the next General Meeting.

VI. OPEN ITEMS

- A. LEASES:** Kerin MacWilliams, VP Management stated that if you purchased your home prior to October 31, 2020 your lease will automatically rollover. After November 1, 2020 residents can contact the Office to request a one-on-one orientation. Kerin can be contacted for any concerns about the leases or rules & regs. Her e-mail address is kmacwilliams@thesman.com. She prefers to be contacted via e-mail. The phone number to reach her is: 480-380-3000.
- B. DOGS:** Residents are allowed one pet per household. Some residents with two pets were grandfathered in. Guests with pets must abide by the same rules as the residents. There are no dogs allowed in Palm Circle and this includes the mailroom. You are not allowed to leave your pet in your golf cart while you get your mail. All pets are to be leashed, including cats. Please do not let your cat roam the neighborhood. **CLOSED.**

- C. GREENWASTE:** The sign has not been added to the greenwaste area as of this meeting. The cameras have been installed.
- D. FALL NEAR CONSTRUCTION OFFICE:** Someone fell recently near the parking area in front of the construction office. Request for more lighting. Management felt there is no need for further lighting as there is already a street light. **CLOSED.**
- E. GUADALUPE GATE:** The pedestrian gate has been wedged open for easier access returning. Management has asked that if someone sees this that they please remove the blockage and contact management with the time. There has been a sighting of teens walking through the mechanical gate once a car has opened it. Please contact management or the courtesy patrol when this is happening for further investigation. **CLOSED.**
- F. CARS SPEEDING:** If you happen to see a car speeding, please try to get the license plate and call management or the courtesy patrol.
- G. LADIES' RESTROOM:** There has been concern of unpleasant odors in the ladies' restrooms during highly attended functions. Management stated the fans and air fresheners are working properly. **CLOSED.**
- H. GRATES ON JUNIPER HILLS:** Thesman does not own the grates on Juniper Hills. They are owned by ADOT. Management stated that the Construction Office checked all the grates and they are all safe. **CLOSED.**
- I. AIR COMPRESSOR:** The air compressor is broken and unable to be used. It has been replaced. **CLOSED.**
- J. WIND CHIMES:** There have been windchimes observed at some homes in the community. There are a lot of new residents. Windchimes are not allowed in the community. **CLOSED.**
- K. FILLABLE REQUEST/CONCERN/COMPLIMENT FORM:** A new fillable form has been added to the LPGRA.org website. The completed forms go directly to the LPGRA Board and are never seen nor the individual known by management. **CLOSED.**
- L. DOOR PRIZE:** A vote was taken among homeowners in attendance at the General Meeting as to what they would prefer \$20 Gift Cards or \$20 cash given as the Door Prize. The consensus was preference of the \$20 cash. **CLOSED.**

VII. RESIDENT REQUEST/CONCERN/COMPLIMENT

1. How many viewers watched the YouTube of the March General Meeting?
There were 154 views last month.
2. Request for the Mesa Fire Department information for smoke alarm assistance. Contact Jean Destories. She prefers e-mail. Her e-mail is:
3. jean.destories@mesaaz.gov.

4. Request for times the Greenwaste area is locked and the code to get into the area. The Greenwaste area is open 7 days a week from 7 a.m. to 5 p.m.. The code to get in when the area is 2550.

VIII. NEXT MEETING: May 5, 2022 - 9:30 a.m. in the Ballroom.

- A. Live streamed on YouTube and recorded by Larry Smith.

IX. NEXT BOARD MEETING: May 12, 2022 - 9:30 a.m. in the Craft Room.

- A. Board Meetings are closed meetings, open only to board members and management.

X. MOTION TO ADJOURN: The meeting was adjourned at 10:42 a.m.

Respectfully submitted 4.11.2022

Dee Hammann, Secretary.

Revised 4.12.2022