

General Meeting Minutes of LPGRA

August 7, 2025

A. Meeting was called to order at 9:30 in the Card Room by President Donna Provost

- a. Sale of raffle tickets was announced and that someone donated a bottle of tequila which will be a second attendance prize
- b. Pledge of Allegiance was recited
- c. Introduction of the board
 - 1. Donna Provost, President
 - 2. Sue Smith, 1st Vice President
 - 3. Cheryl Jorban, 2nd Vice President/Treasurer
 - 4. Peggy Marcone, Secretary - Absent

B. Minutes: Donna asked if there was any discussion concerning the July corrected minutes. She explained that Peggy forgot to put her name as the one submitting the minutes which now makes them corrected minutes. There was no discussion. Motion made to accept and seconded. Acceptance passed unanimously.

C. TREASURER'S REPORT -

- a. July Monthly Report
Beginning Balance: \$2,351.40

Deposits: \$ 32.00	50/50 August (total collected was \$63.00)
\$163.70	Recycle: 101 lbs alum, 270 lbs plastic
<u>\$ 60.00</u>	LPGRA Bag sales
Total Deposits: \$244.70	

Expenses: \$ 4.86	Styrofoam cups for General Meeting
<u>\$ 66.02</u>	Donuts for 7/3/25 General Meeting
Total Expenses: \$ 70.88	

End of Month Balance: \$2,525.22

A motion was made, seconded and voted on to accept the treasurer's report as written.

b. Cheryl reported that during the last month she has sold 6 bags for \$60.00 income.

D. New Attendees - Donna asked if there were any new people to our meeting and there were two. They each introduced themselves and where they live. Donna welcomed them to the meeting.

E. Chili Cookoff - Donna stated that the board has tried to fine-tune the details of the chili cookoff which will be held on January 20, 2026. She explained that there were not a lot of choices for dates as Nancy has a lot of activities on the calendar for this year and next already. People making chili can arrive at 3:30 while those just attending, the doors will open at 4:00. She also stated that this is a free event for all LPG residents, and the LPGRA is sponsoring it in hope of getting more people to attend the general meetings. It is free; no tickets needed. She stated the categories of the chili and that the board had thought of giving out a cutting board for first place and trophies for second and third. The people at the event will be voting on the chili of their choice. The judges are those in attendance. Donna explained that there is a cost involved for sponsoring the event such as small cups, spoons, napkins, prizes and so forth. She put before the residents if they would agree to the board spending over \$150 if the expenses came to over \$150, I was 'but, she is trying to stay below \$150. A motion was made and seconded that the board is authorized to spend over the \$150 amount if necessary for the chili cookoff. Motion carried by a raise of hands.. Pam Williams volunteered to donate cups and napkins.

F. AAHMO - HB2168 was passed and signed into law and signed by the governor recently. This is an example of the work that AAHMO does for us. While this law doesn't apply to manufactured homes and our community specifically, it does help those that live in communities that in the past did not allow window AC units to be used.

G. New Board Members-applications are on the front table for the election in November to fill three positions. Your application is to be voted onto the board. At the first board meeting, the member will decide who gets what position.

H. OPEN ITEMS -

a. Resident submitted a concern that the palm bush south of the main entrance needs to be trimmed and cleared out at the bottom. Traffic approaching from the south on Ellsworth can't see over the top or through the bottom. Christie stated that Doug from Maintenance was in the process of checking out which plant this is. No one at the board meeting was aware of any palm bush blocking the view.

b. Resident commented that the grass is looking dead in many areas, and it appears the sprinklers are not being run. Christie stated that the winter grass did not all die off at the same time and some stayed green longer. There is a watering budget that has to be considered when watering the grassy areas which may be why some areas are browning. The sprinklers are on around 3:00 AM.

c. Resident commented that there is a Palm tree on Lot 257 that has not been trimmed. Christie stated that the owner has trimmed the palm tree since the complaint was made.

d. Resident commented that there is a large amount of bird droppings on the sidewalk, under the trees leading from the Bocce courts to Palm Circle, and in addition, on the pickleball courts. It is unhealthy for people walking or visiting the area to step in the mess of birds.. Doug in maintenance is checking into installing some type of bird deterrent.

e. Resident reported that the speaker adjacent to the hot tub still is not working. This was originally reported in May. Christie stated that there has been an ongoing problem with the speakers around the pool area. The contractor has been contacted and will be out to fix them. No estimated date when it will be fixed.

f. Resident suggested putting something in the LPGRA Observer about "Resident Safety." Many people are walking and biking in the path of cars and golf carts. Cheryl did include an article about driving safely within the community.

in the Observer. She requested that residents follow the City of Mesa laws about speed, stop signs and driving on the correct side of the road.

g. Resident suggested providing laminated signs attached to the tables around the pool advising that they should not be moved. Christie said there will be no signs. She stated that residents need to follow the rules and Michael Thesman does not approve of random signs being installed. Residents just need to follow the rules. Cheryl has already put an article in the Observer about this too.

h. Resident indicated the gate handle was still not working on the east side of the pool. Christie stated that a contractor needs to repair it and since there has been no success so far, they are now looking for another contractor to take care of this issue. A resident stated that the gate handle is fixed now.

i. Residents are wondering why the water fountains for dogs in the dog park got taken out. The water fountains were old and not working very well. They were removed and water bibs are going to replace them. Residents will need to bring their own water bowl if their dog cannot drink from a water bib. She also stated that the one side of the dog park that was closed is open and the other side will be closed so landscapers can repair the grass and let it grow.

I. Resident Questions and Concerns -

a. One resident made a comment about the new electronic speed signs; they really like them. There was some discussion as to where they are located. Donna stated that they are permanent and will not be moved.

b. A resident stated that in the back of the LPG telephone directory, are several pages of ads for various companies. She chose a company that had an ad in the back, Blue Gecko Termite and Pest Control, and they did not honor the contract she had with them. She asked the front office about who can advertise in the directory and was told that if they pay for the ad, then, it is added. They are not vetted. The resident thought that by advertising in the directory, that LPG was endorsing them, which they aren't. She stated that she wanted the residents

to know that Blue Gecko did not honor her contract and for others to be aware of this.

c. It was a concern of one resident that the clubhouse does not have any handicapped doors. They have seen people struggle to open and get into the clubhouse.

J. MISCELLANEOUS INFORMATION -

a. Comment forms are available on the LPGRA.org website and also on the table at the head of the room. The ones on the website can be submitted online. The ones on the table need to be given to a Board member or sent by email to lpgra.board@gmail.com. There are also papers and brochures on various topics on the table.

c. NEXT MEETING – September 4th in the Card Rooms.

K. MOTION TO ADJOURN at 10:00

50/50 DRAWING AND DOOR PRIZE DRAWING - Winner of 50/50 received \$47.00 with a total of \$93 collected.

Submitted by Sue Smith, 1st Vice President