

General Meeting Minutes of LPGRA
June 6, 2024

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

- a. Sale of raffle tickets was announced
- b. Blood pressures would not be available today
- c. Peggy read an article about D-Day and how today was the 80th anniversary of it
- d. Pledge of Allegiance was recited
- e. Introduction of the board
 - 1. Sue Smith, First Vice President, Interim Secretary
 - 2. Donna Provost, Interim 2nd Vice President
 - 3. Cheryl Jorban, Treasurer.
- f. 44 residents in attendance

B. Minutes: Peggy asked if there were any questions or concerns about the minutes of the May meeting and hearing none, there was a motion and second to accept them as written. Carried.

C. TREASURER'S REPORT -

May Monthly Report

Beginning Balance: \$1,784.98

Deposits: 41.00 May 50/50

157.40 Recycling: 116 lbs alum 232 lbs plastic
\$1,983.38

Expenses : -0.00

End of Month Balance: \$1983.38

D. LPGRA OBSERVER – Sue Smith, Editor Sue announced that the theme of the August newsletter is: what people do in their spare time; hobbies people may have to fill their time.

E. LOGO CONTEST - Cheryl Jorban discussed voting as Donna Provost handed out ballots with numbered logos to choose from. The results will be revealed at the end of the meeting.

F. OPEN ITEMS LIST - Peggy Marcone

a. Request was made for a small table to be placed in the exercise room for glasses, keys, phones, etc. It has been placed in the exercise room.

b. Feeding wildlife. It is a law in the City of Mesa that no one should be feeding any wildlife except squirrels and birds. HOWEVER, the feeders for squirrels and birds must have a tray under the actual feeder part to catch all the seed and keep it from falling on the ground. Management is reviewing the Rules & Regulations for all Thesman Communities to make sure they are in compliance. Hummingbird feeders are the only feeders allowed. Also, you cannot put a pumpkin in your yard as javelinas love them.

c. There have been quite a few comments about the lack of communication between management and the residents. You are welcome to come to the office at any time during business hours to meet new employees in the office. Christie stated she puts it in the Thesman Newspaper, but you have to remember it is a month behind.

d. The \$250 deposit fee for using the card rooms was discussed. Kerin stated that you do not get your money back if it is not for a resident and has always been like that. Board members stated that many people have gotten their money back and the rental wasn't for a resident. Most likely caused by residents not filling out the paperwork correctly. This will be more closely monitored.

e. Lights are on with no one around using the bocce courts, ballroom and card rooms. Kerin stated that they advertise a "lifestyle" here and don't want to show potential residents areas with darkened rooms. Paul stated the bocce courts are on timers and when the players leave, quite often the timer is still running. The timers are a twist type and 60 minutes is maximum. At 10pm the master timer turns off everything.

f. Speakers around the pool. Paul stated they were new last year. He checked the volume controls, and they work fine. Sometimes people turn them down and they don't get turned back on.

g. Request was made to give more information about what the "Courtesy Patrol" is responsible to do. Answer:

1. Lock and unlock doors
2. Make community rounds
3. Keep unauthorized visitors from entering the front gate.
4. Watch the front entrance
5. They do not do wellness checks or confront people-they call the police.
6. They do not accept any food.
7. They do rounds at 7 AM to open the Clubhouse for the day. It has

nothing to do with anything being stolen before when they opened up at 6:00 AM. All employee hours were changed over a year ago, so they had to change the timing of opening the Clubhouse.

h. Hydro-Therapy Spa signage is confusing about children. Answer: The sign was updated last year when the City of Mesa required it of all communities with “spas”. There are NO CHILDREN UNDER THE AGE OF 16 allowed in the spa at any time at LPG. Doesn’t matter if they are with an adult or not. The sign is on the gate as you enter the pool area. Children’s bodies do not register overheating well enough for them to be in spas. It is dangerous for them. It doesn’t take long for them to become disoriented in the hot water or to pass out. This will be taken up with management again.

i. The pool furniture is dirty, and the lounges are sagging. Answer: The chairs are on a rotation to be reshaped. The vendor quite often has to be called to bring the finished chairs back so they can pick up more sagging ones. Chairs were being cleaned last Wednesday and Thursday

j. A comment form was received asking about the donations we give to nonprofits in December. We need resident input as to whether or not we can donate to a specific nonprofit more than once, or need to do a once and done or limit it to waiting a certain number of years in between donations. The Board decided on Sunshine Acres the first year and after that the residents voted for the 100 Club and last year Sunshine Acres. Send your comments to any board member. It will be discussed at the next meeting.

k. Peggy and her husband needed to dispose of a useless patio lounge chair. They didn’t want to spend \$29 for a special pickup and no one wanted to take it for their own to fix the fabric. They found a recycling center in Apache Junction that took it for free. They could have received cash for it based on the weight of it but chose not to. Address is EVT, 500 East 38th Street, Apache Junction.

G. RESIDENT QUESTIONS AND CONCERNS

a. When will the waterfall be fixed? Answer: They are having to do a complete overhaul on it and the parts keep getting delayed.

b. When will the spa be open? Answer: A man was placing the small tiles in the bottom of the spa the other day and that part may be done. Mesa and the county now have to inspect it. That may take 2 weeks.

c. The water dispenser in the mail room is constantly breaking down. The resident has called the number on the container several times. Answer: Report it to the office. They may need to find a different vendor. In the meantime, keep calling.

d. The dog park is being watered at peak dog hours and the gate locked and no news from the office on why. Answer: Maintenance is changing from winter seed to summer seed, and it needs a lot of water. Maintenance is having a more difficult time doing that this year. A resident stated that the dog park has not been seeded or

fertilized and people have talked with the main office. The more comment forms that are submitted for one topic the more strength the board has in getting something done.

e. There have been many rumors on why different personnel have left the employment of LPG. Answer: People have quit, and one may have been fired, but it is a privacy issue on why management does not state why someone left.

f. Weeds are really bad this year and many yards have overgrown weeds. If you see a yard like that, report the lot number to the office. Stink weed is very bad this year and will take over a yard.

g. Why is LPG watering the lawns in the middle of the day when there is so much evaporation and runoff? Answer: The lawns are not level but rounded and there will always be run off. The property was re assessed concerning watering and runoff and the timers have been set for afternoon.

h. Landscaping of homes for sale need a lot of work. LPG has its own agents showing these homes so why aren't they reporting the lots with weeds and so forth. Answer: Report the lot number to the office.

i. The list of swimming hours for children is different in the Thesman newsletter and what is on the sign by the pool. Answer: Peggy will check into it.

j. Lights are on in the post office area all day when management said they wouldn't be. Answer: We will take it up with management.

k. Are Kerin and Sylvia still here? Answer: Yes, they are both still working at LPG. There is a new position to assist Paul and coordinate things though.

l. Can we have paddles for skimming the pool to get leaves and bugs out? Answer: It will be taken up with management.

H. RESULTS OF LOGO CONTEST Cheryl announced that number 5 won, palm trees and the words Las Palmas Grand Residents Association underneath. Cheryl will bring in the cost of getting mugs and the lowest quantity for the next meeting.

I. ANNOUNCEMENTS

a. Literature is available on front table – Comment Forms are on the LPGRA.org website and are sent directly to the Board from the website and on front table. Paper forms are up front and can be filled out and handed to any Board member. There are other flyers from guest speakers.

b. Can always take your concern or problem to the main office or, fill out a comment form and the board will take it to management.

c. AAMHO - great organization to belong to. It is for homes like ours where you lease the land. They help ensure that detrimental legislation does not get passed concerning our type of homes, Dues are \$35 for one year and \$60 for two years.

d. Life Line screening is July 8 here at LPG and they will do on the spot testing and send you the results. It is not the normal stuff that the doctor's office does as a routine checkup. Talk to Lois on the cost and to make an appointment.

e. Potluck - June 11 at 6:00 PM in the Ballroom - Theme - Pool Party. It will be a hot day so wear your suit and coverup and then you can stay after to float in the pool and relax before going home. We will have a beach theme at dinner time.

f. Next meeting – July 11, 2024 – In the Card Room

J. MOTION TO ADJOURN at 10:30

50/50 DRAWING AND DOOR PRIZE DRAWING Winner of 50/50 got \$21.

Submitted by Sue Smith,
1st Vice President/Secretary