

## General Meeting Minutes of LPGRA

May 2, 2024

A. **Meeting** was called to order at 9:32 by President Peggy Marcone

1. Sale of raffle tickets was announced
2. Blood pressures would not be available today
3. Pledge of Allegiance was recited
4. Introduction of the board
  - a. Sue Smith, First Vice President
  - b. Cheryl Jorban, Treasurer
  - c. Dennis Miller, 2nd Vice President resigned due to health reasons
  - d. Diana Cline, Secretary resigned due to too many other commitments
  - e. Peggy announced that she can appoint anyone to fill in until the elections so if anyone is interested talk to any board member
5. 60 residents in attendance

B. **Guest Speaker:** Peggy introduced guest speaker Darren Julian, an Urban Wildlife Specialist from the Arizona Game and Fish Department.. Some of the items he discussed were: It's against Arizona law to kill any wildlife unless they are endangering or for the safety of a human. Coyotes live across the entire landscape of Arizona. Coyote pups have been born and come fall, the parents will decide if they stay in the area or have to move on. That is determined by how much food the coyotes have in the area. Coyotes need to be afraid of humans; throw rocks at them or use a water gun filled with 10%-20% ammonia. They become bold if you don't discourage them. Coyotes depend on people so don't let your cat run loose, leave fruit on the ground or feed feral cats and leave the food out. Feral cats are not wildlife but a problem. If you catch one, for a fee they will be neutered and then released back to the area they came from. Motion activated water sprinklers are a good deterrent to feral cats.

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

**D. Treasurer's Report:**

April Monthly Report

Beginning Balance: \$1,592.78

Deposits: 30.00 April 50/50

202.20 Recycling: 166 lbs alum 347 lbs plastic  
\$1,824.98

Expenses: -40.00 Door Prize May and June

End of Month Bank Balance: \$1,784.98

The treasurer's report was approved as presented.

**E Board Reports**

1. LPGRA Observer: Sue reported the next edition will be coming out next week.
2. By-laws Committee: Sue reported that the committee met and forwarded their changes to the board which approved them. Sue read what each change was. A motion was made and second to accept the draft by-laws as the new by-laws.
3. Logo Contest: Cheryl announced she has 2 logos from the community and several she has made. They will be sent out in an email blast and voted on at the June meeting.

**F. Open Items:**

1. Peggy stated she needed to make a correction to what she said last month about the new rules Thesman is working on putting into place about dogs. It is not due to a change in the Fair Housing Authority change. No timeline on when Theman will make a change.
2. A suggestion was submitted that the code to the gate be changed every month and once a month everyone would have to go to the office to get the new code. Rejected by management.
3. It was suggested that the guards pass out cards with their phone number and instructions to call the guard house when someone is going to visit or a business coming in. Rejected by management.

**G. Resident Questions and Concerns:**

1. Peggy stated that some FedEx trucks are coming in the Guadalupe gate and are using the exit gate to enter. If you see a truck do that, call the truck company to report it. If you report it to the office, FedEx will state it's hearsay as the office worker didn't see it.

2. Peggy said that scammers are getting through the gate. They recently had someone selling meat that he had left over after a delivery. The community does not allow door-to-door salesmen.
3. Peggy announced that Apache Junction is filled with yellow flowers called stink net or stink weed. If you see any in your yard get it out immediately as it will reproduce and take over a yard.
4. Question on if the pool filter is working, and it is. Two heat pumps are not working and maintenance is looking at replacing all 3 as they have been repaired many times. Peggy stated that according to Dawn at the police department, dusk to dawn lights are ok but motion sensor ones are better. The worst is to turn on an outside light and leave it on all the time.
5. 988 is the suicide line and there has been an increase of this happening with older people because of loneliness and lack of mobility.
6. There are a lot of weeds this year in yards. Management is preparing letters to go out to those homeowners.
7. There is a motorhome parked close to the Steven Pollard gate that stays there overnight for several days at a time. It comes several times a month.
8. Recycling kudos were given to Bob Williams for the great job he is doing with the program.
9. The main gate is manned 24/7 except when the guards are doing rounds.
10. Is maintenance on the pool done in-house or contracted out? Both
11. Concern about all the yellow spots in the grass in the common areas. It is from dogs even though the rules state no dogs allowed.
12. Can you put cardboard in the green waste container? The answer is no although maintenance personnel can. Cost of green waste went up last month.
13. The spa is open, although the lights don't work. Maintenance is going to replace the entire floor of the spa in the near future. Tiles are coming off.

**H. Announcements:**

1. Potluck is Tuesday, May 14, 2024 at 6pm. Theme is National Day of Smiles.
2. Literature about LPGRA and subject matters concerning residents and from the guest speaker are on the front tables.
3. Next meeting June 6, 2024 where "good" donuts and coffee will be available. No Java Tyme in June.

**I. Adjournment:** Meeting was adjourned at 11:10 am.