

LPGRA GENERAL MEETING MINUTES

November 3, 2022

49 Resident Attendees

Meeting recorded by Larry Smith
(Viewable via YouTube later today)

9:30 am: Meeting called to order

Present: President, Peggy Marcone
First Vice President, Sue Smith
Second Vice President, Donna Mueller
Treasurer, Pam Williams

Absent: Secretary, Dee Hammann, excused

1. Introduction of Board Members
2. Meeting is not televised but recorded
3. Election
 - a. Now running is Dennis Miller
 - b. Linda Gerle withdrew for personal reasons
 - c. Introduction of ballot counters, Joan Swanson, Lois Shannahan, Bob Behrendt
4. 2021 Board accomplishments read by Peggy Marcone
 - a. Neighborhood Watch revamped, up and running
 - b. Grates along wall repaired
 - c. New sign placed at Guadalupe gate requesting other than residents use the front entrance
 - d. White lines at stop signs completed
 - e. 853 email addresses updated
 - f. Rules and Regulations added to website
 - g. Fillable Request, Concern, Compliment form added to LPGRA website
 - h. Additional receptacles added for recycling
 - i. By-Laws updated
 - j. Website updated
 - k. 3 informational speakers invited to attend meetings
 - l. Front USA flag replaced with an extra one purchased
 - m. Camera in green waste area installed
 - n. Sign at Pool entrance updated with current information
 - o. LPGR tax status finalized a non-profit
 - p. Changed Board/Management meetings to one week prior to General Meeting
 - q. LPGRA Observer newsletter added to website
5. Minutes from October 3 approved and adopted
6. Treasurer's report, Pam Williams
 - a. Previous Balance 10/31/22 \$904.15
 - b. Deposits
 - a. Recycling – \$114.00
 - b. 50/50 – \$ 26.00
 - c. Expenses \$ 40.00 Door Prizes Dec. 22 and Jan. 23

- d. Current Balance \$1004.15
 - e. Motion to Accept
 - f. Second and Adoption
- 7. GAIN (getting Arizona involved in neighborhoods / Potluck, Donna Mueller)
 - a. Combined on November 4 from 4pm to 6pm
 - b. City officials will stop off at random times to visit
 - c. Potluck is as usual
 - d. It's important to have a high attendance for city officials to recognize that LPGR is a neighborhood watch community
 - e. 2 turkeys and several gift cards will be raffled off (tickets are free as you enter)
- 8. Neighborhood Watch, Donna Mueller
 - a. NW is on its way
 - b. All Block Captains have received the information needed to visit their neighbors
 - c. There are 26 sections in the community that need Block Captains.
 - d. Only half of the sections are covered
 - e. We need more volunteers
 - f. Thank you to current Block Captains for volunteering and getting started on your routes
- 9. Quarterly Observer, Sue Smith
 - a. Theme this quarter is "Funny Things That Happened at Work".
 - b. A lot of people (anonymous) sent in their stories
 - c. Thank you all for submitting them and making me laugh (Sue Smith)
 - d. If you have trouble writing, let me (Sue Smith) know and I will write it for you
- 10. AMHO, Pam Williams
 - a. Art Hidde, LPG resident, is the new district 1 representative
 - b. Next meeting is November 16th at 10:00 AM in the card room
 - a. Coffee and snacks will be provided
 - b. Bring your own coffee cup
- 11. Open Items
 - a. Cactus leaned over on resident property
 - a. Resident can do what they want with it
 - b. Cactus will not fall in harm's way
 - 1. CLOSED
 - b. Employee driving golf cart.....steering with legs and talking on cell
 - a. Employee no longer employed at LPG
 - 1. CLOSED
 - c. Water Dispenser in Lobby
 - a. Resident asked the front desk why? – "You're all adults, bring your own water"
 - b. Another Resident asked why? – "Water jug broke, and we will not replace it"
 - c. First resident asked, "What else are you taking away from us?" - "maybe you should get some respect"
 - d. Per management – Water is back in lobby and will not be taken away
 - 1. CLOSED
 - d. Parking across driveway (horizontal)
 - a. Acceptable on occasion
 - b. Cannot park like that indefinitely
 - c. Guests can park that way for a short period of time
 - d. Never overnight
 - 1. CLOSED

- e. Front Gates open during the day
 - a. Per mgmt. when gates are open it is more inviting for potential buyers
 - b. A vote was taken, and majority voted for gates to be closed at all times
 - c. Will bring up at next Board/Management meeting
 - 1. OPEN
- f. Trash pick-up day
 - a. Changed from Monday to Thursday
 - b. Thursday pick-up starting November 10, 2022
 - c. Can leave out as usual on Sunday prior to Thursday 11/10 only
 - 1. CLOSED
- g. Pool Temperature
 - a. Remains at 86 degrees
 - b. Pool is covered at night throughout winter
 - c. Heater automatically goes on when temperature is below 86 degrees
 - d. Pool covering began Oct. 17 from 10pm to 6am
 - 1. CLOSED
- h. Pool Jumping
 - a. One resident continues to jump into the pool
 - b. Has been reported and witnessed on video
 - c. Letter has been sent to abide by the rules or be banned from the pool
 - d. Notice of no jumping, diving, or splashing is noted on sign located at the east entrance of the pool
 - e. If you witness any jumping, go to front office and report day and time
 - f. Management to try and get it noted in the Rule & Regulations
 - 1. CLOSED
- 12. Donate to non-profit organization
 - a. 6 suggestions have been submitted so far
 - b. A vote for one of them will be taken at the December general meeting
- 13. Request, Concern, Compliment Form
 - a. Cannot be submitted if there is a problem with neighbor or a personal issue
 - b. This form is used for items that affect the entire community only
 - c. Personal issues are to be given to the front desk only
 - d. Per management, emailing is best
 - 1. Kerin MacWilliams– kmacwilliams@thesman.com
 - 2. Christy Cannan – ccannan@thesman.com
 - 3. Paul Frankito – pfrankito@thesman.com
- 14. 14/30 Rule Clarification
 - a. This was stated as rule 7 in error
 - b. Rule 14/30 means – 14 days to correct problem and 30 days for eviction
 - c. One person in last 20 years has been evicted
 - d. If a resident continues to not follow certain renter regulations, they are subject to the 14/30 Rule
 - e. If one resident threatens another resident, the resident who threatens another is subject to the 7 rule, which is 7 days to eviction
- 15. HOA vs Land Lease Tenants
 - a. Residents of Las Palmas Grand are Land Lease Tenants (own your home, lease the land)
 - b. LPG does not have an HOA
 - c. HOA Board can make decisions and changes regarding the community

- d. A Land Lease Board (which is what the LPGRA Board is) HAS NO AUTHORITY. A Resident Board in a Land Lease community and can only present issues or concerns to the Management, and Management makes the final decisions and changes
16. Gate Vote
- a. Majority of residents attending the LPGRA General Meeting voted that the gates remain closed
 - b. It was suggested that everyone that voted for the gates to be closed submit a Request, Concern, Compliment Form as soon as possible
 - c. Give reasons why it's important to keep the gate closed
 - d. Those that want the gate open should do the same
17. Clubhouse Parking
- a. Clubhouse parking is allowed any time during the day
 - b. Overnight parking in any parking area is prohibited overnight
 - c. A pass must be retrieved from the office if overnight parking is necessary
18. Lease Update
- a. Still shooting for January for new leases
 - b. All residents will sign a new lease
19. Voting Results
- a. Sue Smith 53 votes
 - b. Dennis Miller 45 votes
 - c. Dan Shannahan 1 vote
 - d. Peggy Marcone 58 votes
 - e. Congratulations to Sue, Dennis, and Peggy
20. Thank you to ballot counters
21. Thank you, Pam, for your outstanding position of Treasurer
22. Pam thanks everyone for their support and how she enjoyed being treasurer

Respectfully submitted:

Donna Mueller, 2nd Vice President for
Dee Hammann, Secretary