

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 August 4, 2022 in the Ballroom at 9:30 a.m. presided by President, Peggy Marcone.
 - A. **BOARD MEMBERS PRESENT:** Peggy Marcone, President, Sue Smith, 1st Vice President, Donna Mueller, 2nd Vice President, Pam Williams, Treasurer, Dee Hammann, Secretary.
 - B. **TOTAL PRESENT:** 48 in attendance.
 - C. **YOUTUBE VIEWERS:** 0 viewers for July, 2022 due to videographer unavailable.
 - D. **PLEDGE OF ALLEGIANCE:** Recited.
- II. **INTRODUCTION OF BOARD OFFICERS:**
 - A. Peggy Marcone, President, Excused
 - B. Sue Smith, 1st Vice President
 - C. Donna Mueller, 2nd Vice President
 - D. Pam Williams, Treasurer
 - E. Dee Hammann, Secretary
- III. **MINUTES:** July 7, 2022 minutes of LPGRA General Meeting will be placed on the website after acceptance.
 - A. Motion to Accept
 - B. Second and Adoption
 - C. Accepted and Adopted
- IV. **TREASURER'S REPORT**
 - A. **Previous Balance:** **\$935.70** as of 7/1/2022
 - B. **Deposits: \$169.35**
 1. **\$87.35** recycling
 2. **\$82.00** 50/50
 - C. **Expenses:**
 1. **\$40.00** August and September General Meeting Door Prize, ATM Withdrawal
 2. **\$ 1.35** Coffee Supplies
 3. **\$90.91** Donuts
 4. **\$60.00** Website Update
 5. **\$15.12** Recycle Supplies
 6. **\$ 1.00** Miscellaneous IRS Non-profit information

- 7. **\$64.15** Reimbursements
- D. Total Expenditures: \$272.53**
- E. Current Balance as of: \$832.52** as of 8/4/2022
- F. Motion to Accept
- G. Second and Adoption
- H. Accepted and Adopted

V. COMMITTEE REPORTS AND REMINDERS

A. NEIGHBORHOOD WATCH, Donna Mueller

1. The Neighborhood Watch has not been canceled; only the meetings have been canceled for the summer. Next meeting will resume when winter visitors return; probably in October.
2. Bob Crouse, Neighborhood Watch Volunteer Coordinator and Donna Mueller, Neighborhood Watch Board Liaison will meet in September prior to resuming resident meetings.
3. Donna Mueller will invite Dawn Blake, Mesa PD, to an upcoming General Meeting.

B. LPG OBSERVER NEWSLETTER, Sue Smith

1. The next Observer Newsletter will be out before August 15, 2022.
2. A request for more resident participation would greatly be appreciated.
3. The theme for the November Observer Newsletter is "Most embarrassing thing you did at work". Please forward those articles to Sue Smith.

C. RECYCLING, Pam Williams

1. Since the inception of the Recycling Program, 2369 pounds of clear plastic and 945 pounds of aluminum and 38 pounds of miscellaneous recycling has been kept out of the landfills, for a total of \$1384.90

D. BY-LAWS, Peggy Marccone

1. The By-laws Committee consists of: Sue Smith, Chair, Donna Mueller, Margarot Jacoby, Mike Jarecki, and Joe Johnson.
2. The By-laws were brought before the General Meeting for a vote with 44 approve and 1 oppose.
3. There was a 14.2% response to the resident e-mail blast. 95% response was accepted and 5% was opposed.
4. All typos and corrections/suggestions were reviewed by the Board and rectified if applicable.
5. The definition of a quorum for the LPGRA was derived by: add the number of attendees in 24 general meetings; divide that number by 24 resulting in the number of attendees to make up a quorum is 20.
6. Any further suggestions will be held until the By-Laws Committee of 2023.
7. Motion to Accept

8. Second and Adoption
 9. Accepted and Adopted
 10. By-laws will be posted on the website.
- E. NOMINATING COMMITTEE, Dee Hammann**
1. All residents are invited to participate in submitting an interest form to be part of the LPGRA Board.
 2. Interest form is available up front at this meeting and will be placed on the LPGRA website.

VI. OPEN ITEMS, Peggy Marccone

- A. BOARD MEETING DATE/TIME CHANGE:** The Board Meeting will now be held on the last Thursday of the month at 9:00 a.m. This decision was made to be able for the Board to go before Management to receive answers to residents' concerns/suggestions in a more timely manner. Currently it takes up to two months to receive an answer. **CLOSED.**
- B. MANAGEMENT NEW EMPLOYEES:** There are two new members to the Management team: Candyse Shultz, Assistant Manager and Peggy Payne, Assistant Admin. **CLOSED.**
- C. LEASES:** New residents are receiving current "draft" leases. Waiting for the final revision of leases.
- D. SUGGESTION BOX AT MUSIC EVENTS:** Management stated there will be no boxes added to the music events for suggestions but feel free to place them in the dropbox outside the front door or to give to Nancy Markel. Nancy prefers hearing from residents personally. **CLOSED.**
- E. NEW BUYERS INITIAL GREEN WASTE RULES:** A suggestion was made to have all new owners initial a paper that explains the use of the green waste area and recycling rules. Number 9 on the rules and regs is this information. The new owners sign and initial the "draft" Rules and Regs when they take ownership. **CLOSED.**
- F. WOODEN SIGNAGE ON OUTSKIRTS OF PROPERTY BE REMOVED:** A request was made that the wooden signage be removed as the community is fully developed and the signs are no longer needed. These signs were placed when the community was originally built and will remain up by the directive of the owner. **CLOSED.**
- G. CROSSWALK ADDITIONS:** There will be no further crosswalks added to the community. This project has been finished for at least a year. On the LPGRA website you can find under the November 2021 map supplement shows where the stop lines were placed. **CLOSED.**
- H. GATE GUARD VERIFICATION:** Guards are asked to verify non-residents for the name and the lot number of visitors. Guards are doing the best they can and have been instructed to verify non-residents. There was an incident with one of the guards of an individual ignoring the gate guard, "zooming" past and almost

struck the guard. Most guards are now leaving the gates closed at all times to prevent this in the future. **CLOSED.**

- I. **PERIMETER GATES:** Gates are locked at 8 p.m. with no entrance or exit through these gates. If there is a community emergency, management has access to override all gates. **CLOSED.**
- J. **GREEN WASTE SIGNAGE:** Signage is complete; waiting for pickup. Signage should be up in the near future. Touchpads are working properly. Hours for the gate to remain open are from 8:00 a.m. to 5 p.m.; the same hours as the office hours. Google maps direct gps to Guadalupe gate for entrance. Google maps will not update the maps until more of the area is developed.
- K. **POOL CLOSURE FOR MAINTENANCE:** Per Todd Lutz, VP Maintenance, the pool maintenance has always been performed during the summer months when the least amount of residents are in the community. "There is no good time to do pool maintenance as it always upsets someone." The work was completed two days earlier than expected. **CLOSED.**
- L. **POOL AERATORS WORKING PROPERLY:** Per Todd, he has run a test at both LPG and LP and both pools were the same temperatures. The aerators don't spray in the air because when the pump is on. When the pump is off, there is enough force to spray up into the air; therefore it is done at night. **CLOSED.**
- M. **POOL TIME FOR RESIDENTS:** A request has been made to decrease the children's pool time. With all of the pool activities and children's pool hours, it appears there is a limited amount of time for residents only in the pool. Kerin MacWilliams, VP, will verify all of the pool hours at the other Thesman properties, presenting the findings to Corporate to see if any change will be made. The office is monitoring the pool more frequently for violators. A request has been made to place a sign at both gates stating there is to be no diving or jumping in the pool. There have been a lot of glass containers found in the trash containers. If there is glass broken at the pool, the pool will be closed immediately.
- N. **PALM TREE MAINTENANCE:** Residents had a deadline of July 15th to have their palm trees trimmed. Concern that the community is not under the same guidelines. The company that was scheduled to do the trimming was hit by COVID and therefore did not get to start on time. The work is now complete. **CLOSED.**
- O. **TIRE SPIKES ADDED AT GUADALUPE GATE:** A suggestion was made to add tire spikes at the Guadalupe Gate to prevent non-residents and vendors from driving through the "exit" gate when a resident leaves the premises. Per management, the spikes will not be allowed. The area would have to be monitored 24/7 and that will not be done. **CLOSED.**
- P. **BIRD SPIKES AT PICKLEBALL COURTS:** Request was made for bird spikes to be placed on the Pickleball court lighting to cut down on the amount of bird droppings on the courts. Bird spikes will not be added but maintenance will be instructed to make more of an effort to wash the area. **CLOSED.**
- Q. **ASSISTANT ANIMALS:** There have been large dogs seen in the community. These are assistant animals and management is aware of these pets. These animals are not included in the restrictions. Please be compassionate to the individual that owns these pets. **CLOSED.**

- R. **PET RULES:** The rules for pets apply to everyone including visitors who bring their pets to visit. Some residents have been grandfathered in the past to allow for 2 dogs. If one of the pets passes away this doesn't mean you can replace it. The rules are one pet only. **CLOSED.**
- S. **RECYCLING BARREL:** A barrel is to be placed in the ballroom for recycling of clear plastic bottles. Currently you may place both aluminum cans and clear plastic bottles in the same container in the ballroom.
- T. **RULES & REGS:** A draft of the Rules & Regs will not be added to the website due to the cost. **CLOSED.**
- U. **ACCESS TO GATES WITH CLICKERS:** If you purchase a home and the previous owners leave you their clickers you will need to go to the office to purchase a new one as the old ones are turned off. **CLOSED.**
- V. **DONATION OF FUNDS:** Residents' requests for suggestions of donation recipients for the LPGRA annual donation shall be submitted in writing no later than November 28. These suggestions will be voted on at the December 1 General Meeting.
- W. **NOT RECEIVING E-MAILS:** If you are not receiving e-mails from the Board, please let one of us know so you can be added to the e-mail list.
- X. **CONCERNS/COMPLAINTS/COMPLIMENTS:** The Board is unable to respond to concerns posted on the Open Forum or LPG Chat Room. All issues need to be submitted on a Request/Concern/Complaint Form before this matter can be presented to Management; otherwise there will be no answer or comments.

VII. RESIDENT QUESTIONS/COMMENTS/ANNOUNCEMENTS

- A. **CLICKERS:** If you purchased a home and the previous owner left their clicker you will need to go to the office to purchase a new one as the old ones will be turned off and not functioning. **CLOSED.**
- B. **POOL DRINKING:** Is drinking alcoholic beverages allowed in the actual pool? Concern that as individuals drank more they may not be as cognizant of spilling their beverages in the pool. Alcoholic beverages are allowed in the pool. **CLOSED.**
- C. **BY-LAWS:** Request for hard copies of the By-laws be placed in the library and in the office. The LPGRA is separate from the office and we have no authority to place copies in the office or common areas.
- D. **RULES & REGS:** Request to have the Rules & Regs be placed on the LPGRA website. Concern is the cost to have this done but it is felt that this would be worth the cost.
- E. **POOL MAINTENANCE:** Would like the pool maintenance completed in May instead of July. The pool maintenance is done in the summer due to fewer residents using the pool. **CLOSED.**
- F. **WOODEN SIGNAGE:** The wooden signs are "old fashioned" and don't go with the grandeur of the Las Palmas Grand. Ernie Thesman placed these signs up and the family feels they do not want to replace them. Kerin MacWilliams, VP, will check on this. **CLOSED.**

- G. TORN FLAG:** This is the second the flag is torn and tattered. This should be replaced.
- H. WEBSITE FEE:** Is the \$60 for the website updates a flat fee? Peggy will verify.
- I. GREEN WASTE GATE HOURS:** The green waste gate is open from 8 a.m. to 5 p.m.
- J. POOL DECKING:** There are bubbles in the pool decking paint. This needs to be done correctly to prevent holes when the bubbles break.
- K. BOARD:** Thank you to the Board - concerns are properly being addressed.
CLOSED.

VIII. NEXT MEETING: September 1, 2022 - 9:30 a.m. in the Ballroom.

- A.** There will be no YouTube video for this meeting (July 7th) due to the illness of the videographer.

IX. NEXT BOARD MEETING: August 25, 2022 - 9:00 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 10:45 a.m.

Respectfully submitted 8.8.2022

Dee Hammann, Secretary
Revised 8.9.2022