

GENERAL MEETING MINUTES
APRIL 3, 2025

CALL TO ORDER - 9:31 AM

- a. Sale of raffle tickets was announced
- b. Pledge of Allegiance was recited
- c. Introduction of Board Members
 1. Donna Provost, President
 2. Sue Smith, 1st Vice President - absent with notification
 3. Cheryl Jorban, 2nd Vice President/Treasurer
 4. Peggy Marccone, Secretary

MINUTES – Donna Provost Donna asked if there was any discussion. No discussion. Motion made to accept and seconded. Acceptance passed unanimously.

TREASURER'S REPORT – Cheryl Jorban

March Monthly Report

Beginning balance	\$1,695.67	
<u>Deposits:</u>	\$ 21.50	50/50 for March
	230.70	Recycling: 177 lbs alum 297 lbs plastic
	<u>290.00</u>	Sale of fundraiser bags
	\$ 541.70	Total Deposits
 <u>Expenses :</u>	\$ 40.00	Door Prize Mar/Apr
	\$ 15.00	AAMHO Meeting Registration
	<u>\$ 435.22</u>	4Imprint Cooler Bags
	\$ 490.22	Total Expenses

End of Month Balance: **\$1,747.15**

Donna asked if there was any discussion. No discussion. Motion made to accept and seconded. Acceptance passed unanimously.

Cheryl spoke about the new red, insulated bags that are for sale. \$10.00 each.

OPEN ITEMS LIST – Donna Provost

Donna stated that at the last General Meeting, a comment was made concerning the fact that there were now only 4 members on the Board since there was 1 resignation. Donna stated that she posted a notice in the mailroom and also sent out notification to everyone listed on the Resident Association email list and she received no answer from any resident. According to the By-laws, the Board is in compliance as long as there are no more than 5 members but no less than 2 members on the Board. The Board

can continue with 4 members but are still open for anyone interested in filling in for the open position.

Donna asked Peggy Marcone to speak on the results of the Shredding Event. Peggy and Cheryl attended the event for the full 2 hours. Peggy stated that ASDD brought 27 containers that could hold 95 gallons of paper each. Only 8 containers were used. It was a very poor showing. Management paid \$350 for this event because many people were asking for a shredding event. Due to the low participation, Management is doubtful that they will pay for one again.

Comment form re: streets not being cleaned after road work being finished.

Christie stated that there were several areas that had needed work in a very short time period so they were waiting for completion of all work before having streets cleaned. The holes are left open until it can be verified that the repair work was successful and then allowed to dry out before filling the holes back in. They are also short at least 2 employees so it has been taking longer to complete jobs.

Comment form re: renaming the map "Trash" area "Recycling Area". It will not be changed as it would involve changing the format which is not easy to do and would be costly. There is enough information provided to residents regarding the proper use of that area. Sidenote: It is not a "Recycling Area". It is called a "Green Waste Area" in communications from Management and the Board.

Comment form re: recycling barrels at each home like at LP. Christie stated it is not something that will be used here. This has been brought up before. There is not enough room at all homes to house the recycle barrels as they are as big as the garbage barrels. She was not aware of them being used at LP.

Comment form re: Bollard lights looking tacky. Christie is aware of this but there has been a problem getting the replacement glass since the former supply company has not responded to LPG Management requests. Sylvia, in the Construction office thinks she has a line on a new supplier. When things are worked out, Management will resume inspections.

Comment form re: Guadalupe gate not opening until 6:30 am. This is an ongoing problem. The mechanism is 20+ years old and needs to be adjusted frequently. When Christie receives notification from residents that the time is off, she contacts the company that sets the timers and has to wait for them to come to fix it.

Comment form re: adding dog waste stations at green spaces on Juniper Hills, First St. and Grand Ave.

Michael Thesman does not approve of signs being put up for something like this for several reasons. There is a dog park for the dogs and residents can certainly let their dogs do their business in their own yards. There have been many emails sent by Management and the LPGRA concerning dogs using the green spaces for doing their business and concerning residents walking their dogs ANYWHERE inside Clubhouse Circle (including the Mailroom) on the clubhouse side of the street. Some residents do not feel the rules pertain to them and refuse to abide by them. A sign would make no difference and putting a dog waste station in the green spaces would just further encourage residents to use those areas for their dogs.

Comment form re: adding cardboard and glass recycling.

It has been tried in the past and was a terrible failure as residents did not collapse their boxes, broken glass was all over the ground and many other non-cardboard and non-glass items were also being dumped in the bins.

Comment form re: monitoring children's hours in the pool.

The office personnel cannot always leave the office if only one person is there. They try to accommodate as best as they can but answering phones and tending to people at the office window takes precedence. Any help that the residents in the pool at the time of the problems can provide would be greatly appreciated.

Comment form re: speed bumps being installed in the community to help control the speeders.

This has been discussed several times before. They will not install them. Emergency First Responders find that they slow their response time when they have to slow down for speed bumps and causes more wear and tear on vehicles. There was a vote taken at a General Meeting just last year to see how many people were in favor. There was 1 person in favor. All others were opposed.

RESIDENT QUESTIONS AND CONCERNS -

A resident stated he is very concerned about the lack of Management's ability to police the pool area during children's hours. There have been many issues with children jumping and flipping off the sides of the pool, throwing a football, splashing and yelling. There have also been very young children in the hot tub with no adults with them. There are families that come to use the pool but no resident is with them. This was voiced by many of the residents present at the meeting. Donna instructed them to complete the comment forms and submit them to the Board. She also stated that the

more comment forms we receive on one subject, the more influence the Board has at the time of the monthly Management Meeting.

A resident brought up an issue he had with obtaining a new trash barrel. He called the office to order one and never received it so he called the company himself and received a new one the next day. Cheryl Jorban stated that she called about hers and received one very quickly with no issue.

MISCELLANEOUS INFORMATION

Cheryl stressed the importance of sending a comment form to the Board so that the Board can speak to Management with some proof that it is an issue and not just hearsay. The more forms we receive about a specific problem that affects the whole community, the better.

Peggy reported on the AAMHO meeting that was held on March 15th at Viewpoint Park.

There was a speaker from PM-MH Insurance that gave some helpful tips and spoke about the changes to watch for on your homeowner's insurance renewals.

First, he stated that there are 3 things you need to look for in choosing an insurance company. Stability, Protection and Service. Homeowners insurance only works if the claim is for a problem that is sudden, accidental and there is damage. It does not work on rust, rot or corrosion. It is important to maintain your property because if an adjuster sees that you don't, there will be no reimbursement. He stressed that you want to make sure you have **replacement value** on your policy, not appraised value.

If you are a snowbird, shut off everything inside the home. It is not enough to shut off the external water source. He stated that they had people that did that and had some unknown person turn it back on and they had flooding in their home.

For year rounders, you can buy a Moisture Manager at Home Depot. It detects any leakage wherever you place it and sounds an alarm.

If there is a fire in the home next to you and your home is damaged, your insurance covers it, not theirs. Any damage done to your home is paid for by your insurance company so make sure you have the proper coverage.

FAIR HOUSING

Federal Fair Housing. ADA does not pertain to individual parks. It is for public places only.

Concerning dogs – if a dog bites, attacks or barks, the park has the right to cause the dog to be removed from the property. No aggressive animals are allowed. There is a difference between support dogs and comfort animals. Support dogs are allowed but must have a jacket stating they are a support dog and have a card proving they are. A comfort dog only needs a letter from the owner's doctor stating it is a comfort animal. Still not allowed if barking, attacking or biting or aggressive in any way. If you own an animal, you had better make sure your insurance covers you in the event that your animal attacks a human or causes damage.

Kids in the pool. You have the right to due process but not a right to do what you want. Follow the rules.

AAMHO is very important. They work to protect all manufactured, RV and mobile homeowners. You personally may never need to use them, but they protect us all. The dues are \$35/year or \$60/2 years or \$100/5 years. They have recently been able to get a law passed for all manufactured, RV and mobile homeowners to be allowed to install air conditioners. They were also able to get a bill passed to increase the amount of money that would be given to residents who were forced to move their home due to change in ownership of the property they were situated on. These do not affect us, however, they affect many people that live in a mobile home. Someday we might need assistance from this organization, and it would be great if they were there to help us. Their only paid employees are the Lobbyist and one person who works part-time in the office. The membership rolls are down since the pandemic so they are attempting to increase membership once again. They work for us. They work on the premise of cooperation not confrontation. They are our watchdog.

Many changes are being made going forward. The AAMHO Lobbyist is working to improve the LTA – Landlord Tenant Act. The original was written in 1975 and last updated in 2024. Right now, the Legislature is very polarized, so it is difficult to present new bills and have them read. One issue is a manager training program that AAMHO wants to enhance but the Legislature feels it expands government control too much. AAMHO makes sure all legislation pertains to mobile, manufactured and RV homes. The Lobbyist asked concerned members to contact their legislator directly to voice their concerns. You can go to [AZLeg.gov](https://azleg.gov) and click on Find my Legislator to find the name and contact information for your legislator. We are in district 15 here. The session ends in May but no date is given. If you go to [AAMHO.org](https://aamho.org), you can see everything they are currently working on.

Peggy is now the representative for LPG to AAMHO. If you have any questions or concerns, please contact Peggy. She is listed in the LPG phonebook.

Hearing aids and eyeglasses are still being collected for the Lion's Club. They can be dropped off at Peggy Marcone's home at 418 5th Street.

LITERATURE AVAILABLE ON FRONT TABLES – Comment Forms are on the LPGRA.org website and are sent directly to the Board from the website. Paper forms are up front and can be filled out and handed to any Board member. Other flyers too.

POTLUCK – at 6:00 PM on April 8th in the Ballroom

MOTION TO ADJOURN @ 10:20

50/50 DRAWING AND DOOR PRIZE DRAWING were awarded

Submitted by Peggy Marcone, Secretary

4/3/2025