

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 June 2, 2022 in the Ballroom at 9:30 a.m. presided by President, Peggy Marcone.
 - A. **BOARD MEMBERS PRESENT:** Peggy Marcone, President, Donna Mueller, 2nd Vice President, Pam Williams, Treasurer, Dee Hammann, Secretary.
 - B. **ABSENT:** Sue Smith, Absent Excused
 - C. **TOTAL PRESENT:** 17 in attendance.
 - D. **YOUTUBE VIEWERS:** 38 viewers for May, 2022
 - E. **PLEDGE OF ALLEGIANCE:** Recited.
- II. **INTRODUCTION OF BOARD OFFICERS:**
 - A. Peggy Marcone, President
 - B. Sue Smith, 1st Vice President, Absent
 - C. Donna Mueller, 2nd Vice President
 - D. Pam Williams, Treasurer
 - E. Dee Hammann, Secretary
- III. **MINUTES:** May 5, 2022 minutes of LPGRA General Meeting will be placed on the website.
 - A. Motion to Accept
 - B. Second and Adoption
 - C. Accepted and Adopted
- IV. **TREASURER'S REPORT**
 - A. **Previous Balance:** \$786.84 as of 4/30/2022
 - B. **Deposits: \$150.60**
 1. \$134.60 recycling
 2. \$ 16.00 50/50
 - C. **Expenses:**
 1. \$ 20.00 June General Meeting Door Prize, ATM Withdrawal
 - D. **Total Expenditures: \$20.00**
 - E. **Current Balance as of: \$917.44** as of 4/30/2022
 - F. Motion to Accept
 - G. Second and Adoption
 - H. Accepted and Adopted

V. COMMITTEE REPORTS AND REMINDERS

A. NEIGHBORHOOD WATCH, Donna Mueller

1. There has been a suggestion of LPGRA donating to the Neighborhood Watch Committee \$240 per quarter to purchase dusk-to-dawn light bulbs for the new owners. Concern of whether the Neighborhood Watch Committee is a non-profit. LPGRA is only allowed to donate to other non-profit organizations.
2. Donna Mueller will be meeting with Dawn Blake regarding potential interest in the volunteer lead position of this committee.
3. Neighborhood Watch is still active. Looking for additional street captains. Management is 100% behind Neighborhood watch.
4. Next Neighborhood Watch meeting will be June 14, 2022 in the ballroom.

B. LPG OBSERVER NEWSLETTER, Peggy Marccone reporting for Sue Smith

1. Articles for next LPG Observer should be forwarded to Sue Smith.
2. Next newsletter will be distributed in August.

C. RECYCLING, Pam Williams

1. Bob Williams, lead volunteer, has still seen “unacceptable” recycling materials in the program but it is getting better.
2. Since the inception of the Recycling Program, 2037 pounds of clear plastic and 797 pounds of aluminum and 38 pounds of miscellaneous recycling for a total of \$1199.05.

D. BY-LAWS, Peggy Marccone reporting for Sue Smith

1. Draft of By-Laws has been presented to LPGRA Board. There were two concerns and will go before the LPGRA Board at the June 9th meeting. Hopefully the By-Laws will be presented at the July 2022 General Meeting.

VI. OPEN ITEMS

1. **GREENWASTE SIGNAGE:** The sign that has placed a RUSH on the order, per Todd Lutz, VP of Maintenance. Currently the sign has not been placed in the GreenWaste area. There are many companies that will take donations of residents' items not approved for green waste.
2. **CROSSWALK ADDITIONS:** There will be no further crosswalks added to the community. Todd Lutz, VP of Maintenance is researching an additional stop sign in the area of concern.
3. **RESIDENTS ONLY SIGN:** A request has been made to move the “Residents Only” sign at the Guadalupe Gate entrance closer to the actual gate. This is being reviewed with the VP of Maintenance.
4. **STORAGE AREA LEAK:** The large roof leak in the storage area is being completed as of this meeting. **CLOSED.**

5. **RULES & REGS:** A draft of the Rules & Regs will be added to the LPGRA.org website containing some modifications. **CLOSED.**
6. **RECYCLING BINS:** Todd Lutz, VP of Maintenance approved the addition of adding two coordinating recycling bins in the pool area, one for aluminum cans and one for clear plastic bottles. As well as, a white bin for clear plastic in the ballroom during events. Todd is working on procuring these bins. discuss with Thesman owner; if he agrees, the Rules & Regs will be permitted
7. **LOCKED IN GREEN WASTE/RECYCLING AREA:** There was an incident where someone was locked inside the Green Waste area. Management has reset the lock and it is currently working. **CLOSED.**
8. **BASEBALL CAPS:** Management is aware of this item but would prefer that if we have something along these lines that they want to have the correct Thesman branding on the item. Also, this would be a for-profit item and management and the board do not want to pursue this for tax reasons. **CLOSED.**
9. **RESTRICTION OF LANDSCAPER:** Concern of a landscaper that charges an annual fee was brought to management. This landscaper is no longer selling annual yard service. Management stated there is no way to restrict any company from performing their business unless there is a safety or legal concern. Everyone is able to choose whomever they choose.

VII. RESIDENT QUESTIONS/COMMENTS

- A. Question as to the status of LPGRA being a non-profit. Technically we are not a non-profit at this time. It will cost \$600 to apply for a non-profit license.
- B. Concern of Neighborhood Watch purchasing the dusk-to-dawn light bulbs for new homeowners was brought up. Concern was to whom these bulbs would be given. Neighborhood Watch would fall under the non-profit status since they are under LPGRA. A suggestion to by-pass the non-profit concern would be for LPGRA to purchase the bulbs then have Neighborhood Watch street captains give them out.
- C. Neighborhood Watch e-mail is no longer functional. If you have a concern or question for the Neighborhood Watch please send your concern to the LPGRA Board e-mail. Neighborhood Watch will be getting a new e-mail address.
- D. If there is a concern regarding a GreenWaste violation please get the date and time of the violation as well as any other information you can obtain and contact the office.
- E. Neighborhood Watch meeting minutes have not been placed on the website since January, 2022. This will be rectified.
- F. A suggestion was made that if a draft of the Rules & Regs are placed on the website a request was made that they are not voted on until winter visitors return

and not be presented until a whole group is present. This will be more beneficial to the community. This will be discussed at the upcoming board meeting.

- G.** Question whether labels need to be removed from clear plastic bottles to be recycled. Nothing is required to be removed. When items are placed in the green waste container that is not considered green waste it costs the residents more as the waste is weighed and charged.
- H.** Concern of the proper way to recite the Pledge of Allegiance.

VIII. NEXT MEETING: July 7, 2022 - 9:30 a.m. in the Ballroom.

- A.** Live streamed on YouTube and recorded by Larry Smith and Lee Huls.

IX. NEXT BOARD MEETING: June 14, 2022 - 9:30 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 10:21 a.m.

Respectfully submitted 6.7.2022

Dee Hammann, Secretary