

GENERAL MEETING MINUTES
MARCH 6, 2025

CALL TO ORDER - 9:31 AM

- a. Sale of raffle tickets was announced
- b. Pledge of Allegiance was recited
- c. President Donna Provost
- d. 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 Marcone, 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

February Monthly Report

Beginning balance **\$1,007.47**

<u>Deposits:</u>	\$ 35.00	50/50 for January
	193.20	Recycling: 129 lbs alum 300 lbs plastic
	<u>660.00</u>	Sale of fundraiser bags
	\$ 888.20	Total Deposits

<u>Expenses :</u>	\$ 200.00	Webmaster payment
	\$ 200.00	Total expenses

End of Month Balance: **\$1,695.67**

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

By-laws Revision

Donna stated that the By-laws committee had completed their review of the By-laws and that the suggestions for changes had been included in the email blast along with the minutes of the previous General meeting. She read the changes and asked if there were any questions. A general request to have them explained was spoken by many in

the room to have them explained. Cathy Reid was given the microphone to further explain the suggestions. Donna asked for any discussion and since there was none, a motion was made and accepted to accept the changes as read. The motion passed unanimously. The 2025 By-laws will be updated to show the changes agreed upon and will be on the LPGRA.org website as soon as possible.

OPEN ITEMS LIST – Donna Provost

Shredding-Shredding event scheduled for March 22nd, 2025 -10am to Noon. A resident asked if cardboard would be shredded also. Donna informed everyone that it was paper only.

Per the request the Board received regarding temporary nets on the tennis courts to help reduce the wait time when playing Pickleball, Donna stated that Management approved the request with no hesitation. Someone from Management will arrange with the Pickleball group a time to demonstrate how to set the nets up and remove them so as not to damage the tennis court surfaces.

LPGRA Bags - (Cheryl Jorban) There are 2 blue bags left of the original order. Cheryl presented the idea of ordering another 75 bags in a different color. Since we are only changing the color, there would not be any setup charge but the price for each bag did increase by a few cents. Cheryl showed the available colors. A motion was made and accepted to order 75 bags in red. The motion passed unanimously.

A resident wanted a second gate clicker for her roommate. There is only one clicker per person that signs a lease. Her roommate is not on the lease.

Paul Frankito notified us that the landscapers are continuing to replace the drip systems, first around the outer perimeter and then around the clubhouse and green space areas. He stated it is taking longer than expected and thinks it will be at least another 4 weeks before completed. Please be patient. Much of the work is done by hand.

RESIDENT QUESTIONS AND CONCERNS -

Bill Lawrence (Courtesy patrol member) explained the reason why the phones don't work at the entrance. There are 5 wires that run under the cement and pavement. They are original and only 3 work. Two of the lines are used for other needs within the booth and the 3rd one is for the phone. The one for the phone is damaged and may not work all the time. He does not know if there will be any changes, he was just reporting

what he knows at this time. He also asked for residents to please call and let them know about any guests or deliveries they are expecting to help them do their jobs.

A resident brought up the current situation of having only 4 Board members. She felt it was an unfair burden to the Board to have to deal with the shortage due to the different tasks that each does. She suggested having an email blast sent out immediately, a post put on the bulletin board in the mailroom and an article in the Lifestyles Magazine. The Board agreed completely with her comments and the affirming comments of others. The Board agreed to the email blast and the notification in the mailroom to be done asap. The Lifestyle Magazine would not have the information in it until possibly the May issue. Donna will check with Nancy Markel to see if the LPGRA can put a notice like that in it but still keep our current notification in because there is a limit on the amount of space we can use.

A resident brought us 3 issues she wanted to discuss. 1) the map on the website labels the green waste area "TRASH". She wants that to be changed since we are always driving home the fact that it is green waste and recycling only, no trash. Thesman Communities supplied that map and we have NO authority to have it changed. 2) The Services Offered By LPG Residents is out of date on the website. We will submit the one that was just published in February 2025 to our webmaster. 3) Under the heading of Meet the Board on the website, the email addresses and phone numbers are still listed. Peggy stated that she was surprised it had not been done as it had been requested to be removed in December or January when it was first discussed in a Board meeting. Donna will contact the webmaster again to make sure this is done and the only contact info to be on there will be the LPGRA Board email address.

A resident brought up the fact that his street was a mess after some construction was done and the construction cones had not even been picked up. He wanted to know why the streets are so dirty...not just there but throughout the community. Donna advised everyone present that we can take issues like this to management ONLY if we receive the comment forms from the residents. The more we have, then usually, the better the outcome.

AAMHO - Cheryl explained that AAMHO was having their annual meeting on March 15th at 9:00 until noon. The Board had agreed to pay the \$5.00 fee for up to 6 residents that would like to attend the meeting. She put flyers on every table to explain it. Peggy talked about what AAMHO does for all manufactured homeowners. AAMHO is a nonprofit that makes sure we are properly represented when any laws are being discussed that might have an effect on all LPG homeowners and encouraged everyone

to join AAMHO. \$35/year or \$60/2rs memberships are available and there might be a 5 year membership for even more savings.

MISCELLANEOUS INFORMATION

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 March 11th in the Ballroom

MOTION TO ADJOURN @ 10:12

50/50 DRAWING AND DOOR PRIZE DRAWING were awarded

Submitted by Peggy Marcone, Secretary
3/8/2025