

**Tri-Par Estates Park and Recreation District**  
**Minutes - Board of Trustees – BOARD MEETING**  
**APRIL 16, 2024**

**TIME:**.....10:55 a.m.  
**CALL TO ORDER:** ..... Acting Chairman Mike Neff  
**ROLL CALL:**..... Rebekah Thomas  
**PRESENT:** .....Denise Hunter, Jacquelynne Hunter, Gary Kormann, Maureen Lafortune, Laurie Legler  
Daryle von Holdt  
**ABSENT:**..... ... Chairman Mark Wright, Dan Via  
**ALSO PRESENT:** ..... Bob Cady, Park Manager

**OPENING COMMENTS** –Acting Chairman Neff opened the meeting.

**1. APPROVAL OF PRIOR MEETING MINUTES**

- **Trustee Legler made a Motion to Approve the Minutes of the Board Workshop and Board Meeting held on March 19, 2024.**
- **Trustee vonHoldt seconded the motion.**
- The motion carried on a unanimous roll call vote.

**2. FINANCIAL APPROVALS**

- **Trustee Legler presented the Financial reports for March 2024.**
- **Trustee Kormann made a motion to approve the Financial Report for the Month of March 2024 as presented.**
- **Trustee Denise Hunter seconded the motion.**
- The motion carried on a unanimous roll call vote.

**3. INVOICE APPROVAL**

- **Trustee Lafortune made a motion to approve Invoice #4931 for \$1,258.19 from Attorneys.**
- **Trustee Kormann seconded the motion.**
- The motion carried on a unanimous roll call vote.

**4. PUBLIC INPUT**

**None.**

**5. INFORMATION ONLY, MONTHLY DEED RESTRICTION VIOLATION REPORT**

**Acting Chairman Neff had Trustees review the violation report.**

**Trustee Legler** asked about the 3<sup>rd</sup> violation noting that the condition needed to be corrected by April. The Park Manager said the condition has been corrected.

**Trustee Kormann** asked about the 2<sup>nd</sup> violation on Old Elm. The Park Manager said the owner is in the hospital but he is aware and the condition will be corrected before a 3<sup>rd</sup> violation is sent.

**6. FINE RECOMMENDATIONS**

- **There are no Restriction Violations this month.**

## **7. PUBLIC HEARING ON THE BUDGET & ASSESSMENT**

**Acting Chairman Neff opened the Public Hearing at 11:05 a.m. and roll call was taken.**

**Attendance:** Trustee Denise Hunter, Trustee Jacquelynn Hunter, Trustee Kormann, Trustee Lafortune, Trustee Legler, Acting Chairman Neff and Trustee vonHoldt

The Park Manager announced that it is required to hold a Public Hearing before adopting the Budget, and that the Assessment will remain the same for 2024-2025.

### **PUBLIC INPUT**

Resident on Tri-Par disagreed with no increase in assessment and said she would be more comfortable with a 3% cost-of-living increase. The Park Manager responded that with the savings made this year, we can combat inflation for the coming year.

Trustee Legler broke down the \$1,584 assessment to \$132/month.

Trustee Kormann stated that our property taxes are very reasonable compared to other states.

### **ADJOURNMENT**

- **Trustee Legler made a motion to adjourn the Public Hearing.**
- **Trustee Denise Hunter seconded the motion.**
- The motion carried on a unanimous roll call vote.

**The Public Hearing was adjourned at 11:10 a.m.**

## **8. ADOPT BUDGET**

In January, 2024, the Park Manager began the budget process along with the 5-year budget plan. The proposed budget, approved by the Board, was mailed to the residents on February 20, 2024. It was published in the Herald on March 21, 2024. The final budget will be published the week of April 20, 2024.

- **Trustee Denise Hunter made a motion to adopt the 2024-2025 Budget.**
- **Trustee vonHoldt seconded the motion.**
- The motion carried on a unanimous roll call vote.

## **9. ADOPT ASSESSMENT**

- **Trustee Jacquelynn Hunter made a motion to adopt the 2024-2025 Assessment Resolution.**
- **Trustee Kormann seconded the motion.**
- The motion carried on a unanimous roll call vote.

## **10. MANAGER'S REPORT**

- The Health Fair will be on May 3 from 10:00 a.m. to 1:00 p.m. This will be a great opportunity to talk to Health Vendors and pick up a lot of freebies!
- The Calumet Project is ongoing and should be done within 2-3 weeks. After that, we'll put up the fence.
- The Park Manager is still in communication with the State Representative. He is not asking to remove the restrictions, but only to increase the height restrictions so that we can sell the lots.
- TouchTown – The video app is coming, and we should get an update this week.
- The new LED lights at the Pickleball Court will be installed on April 19.
- We have signed the contract to purchase equipment to play pool music. We should have music within the next few weeks.

## **11. UNFINISHED (OLD) BUSINESS**

- **Trustee Legler made a motion to add Ruth Frushour's request to ask for money from the Flea Market Financial Committee for a new Elliptical Rider for the gym to replace the broken one.**
- **Trustee Denise Hunter seconded the motion.**
- The motion carried on a unanimous roll call vote.

## **12. NEW BUSINESS**

- **Trustee Kormann made a motion to approve the Park Manager's 3.5% raise effective April 1, 2024.**
- **Trustee Denise Hunter seconded the motion.**
- The motion carried on a unanimous roll call vote.

## **TRUSTEE INPUT**

**Trustee Denise Hunter** stated that we are taking the incident on April 14<sup>th</sup> seriously, and we will make it right.

**Trustee Jacquelynn Hunter** stated she heard some very good suggestions today.

**Trustee Kormann** wanted to give our entertainment and music groups a great big "Thank you!" He also wanted to say that "Bob retired from Fun & Sports; we lost a good man."

**Trustee Lafortune** gave a suggestion that because of the incident maybe coolers should not be available for anyone to grab their own but should be more controlled.

**Acting Chairman Neff** mentioned it was a privilege to Chair this meeting, and that he is happy with the discussions have gone.

**Trustee vonHoldt** thanked Park Manager Bob for all he's done for the Park and said his raise is well-deserved. He also reminded people to keep their places maintained to prevent getting a violation letter.

## **ADJOURN BOARD MEETING**

- **Trustee Jacquelynn Hunter made a motion to Adjourn the Board Meeting.**
- **Trustee vonHoldt seconded the motion.**
- The motion carried on a unanimous roll call vote.

**The Board Meeting adjourned at 11:30 a.m.**