

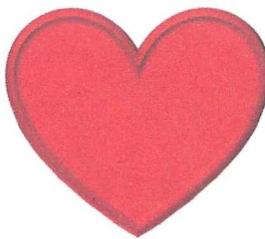


# The Leisure Lake



February 2026

## Condo Connection



### OFF SEASON UPDATES

Off Season Reminder: During the Off season, only co-owners are permitted to enter the property. Guests must be accompanied by the co-owner at all times. **Caregivers may enter during daytime hours only to check on a specific lot; however, caregivers may not plug in or stay overnight. Caregivers must be registered at the office in advance by the co-owner.**

Co-owners interested in serving on the Board of Directors are asked to submit a **letter of intent to the Association office no later than March 2, 2026**. Bring your skills, experience, and ideas to the Board and help make Leisure Lake an even better Community.

**The Annual Election meeting** will be held at **Durand High School** on **Friday, April 17, 2026**. Doors will open at 5:30 pm., **with voting beginning promptly at 6:00 pm.**

All co-owners must be **in good standing** in order to vote and must have **a designated voter registration on file with the association**. Co-owners will be able to fill one out the **day of** if one is not on file. **A current drivers license or identification will be required**. The voter must be named on the voter's registration and also must be listed on the deed.

## President's Report

2/1/26

Hi All,

I hope everyone is staying warm during this crazy cold spell,

I want to thank Cindy Mathers and Pam Sagady for all the hard work they put in on the 2026-2027 Budget, they work many hours looking over previous budgets and came up with a cost of \$2300.00 for the upcoming assessment, an increase of \$175.00 from last years. The cost of everything is going up and we have to keep up with increases for Consumers Power, Attorney Fees, Employee Wages, Insurance, Maintenance Equipment, EGLE, Civil & Environmental Consultants (CEC) for our lake level issues and all the cost that are needed to run our campground. The Budget can be found on PAYHOA for everyone to review.

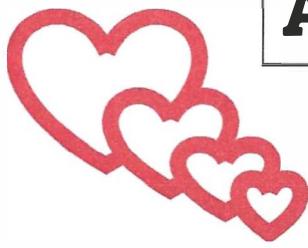
We voted YES to hire Cindy Mathers as The Park Manager and she will remain on the board as a Trustee or Secretary and not the Treasurer; her Park Managers Position will start May 1<sup>st</sup> 2026. Board Member Mark Wright or another Board Member will be in charge over maintenance due to possible Conflicts of interest with her husband Bill, Maintenance Manager. Cindy will not be involved in voting over her position or any of her job-related issues. She has proven herself to be a good asset to our community and we all wish her to stay on as a board member.

We have signed a contract with co-owners Dave and Tricia Smith for leasing The General Store for 2-seasons, I am very happy to have a family from the lake taking on this task and believe we are lucky to have them running our store, looking forward for spring to get here for the new opening. They will be posting updates and menus in the near future. Also, a special thanks goes out to our Maintenance Crew for working on the General Store getting it ready to lease out. They are painting, replacing lights, fans and installing a new floor, a much-needed improvement.

The Annual Election is coming up soon and the letter of intent must be turned in by March 2<sup>nd</sup>. If you are interested in helping our community and have the time and patience please consider running for the board, we have a few challenges ahead and need people that are willing to participate and take part on The Board of Directors for Leisure Lake Condominium association.

Stay warm spring will be here before you know it!

Steven Raleigh



## A Note from the Treasurer

**Hello everyone. It has been a cold, harsh winter! Lets hope for great Spring weather!**

The Annual assessment for the upcoming season is \$2,300.00. This is due May 1, 2026. Any payment made after May 1, 2026, will be subject to a \$50.00 late fee, penalties, and 7 percent interest.

**Each lot will be issued two vehicle stickers only.**

The Association's budget for the 2026/2027 season is complete and available for review on **PAY HOA**.

For your convenience, the Association office now accepts credit card payments. Please note that a 4 percent processing fee will be applied to all credit card transactions done on the credit card terminal.

Co-owners are asked to come to the office to update all files, guest lists, and contact information to ensure that your records are current and up to date.

The Association is enforcing that all co-owners must have pet registrations on file. Required documentation includes rabies vaccination records and a valid pet license.

The Association is currently in the process of scheduling **FIRST AID, CPR, and AED training** for all Leisure Lake employees. Upon completion, all employees will be fully certified. **Further enhancing community safety**

I have accepted the position of Park Manager and will officially begin my duties on May 1, 2026. I am truly honored by the confidence shown in me and am committed to doing a fantastic job in this role. I look forward to working closely with the board, staff, and co-owners to maintain and improve our community. Thank you all for your trust and support – it is greatly appreciated. **IF YOU EVER HAVE A QUESTION OR CONCERN, PLEASE DON'T HESITATE TO STOP BY THE OFFICE OR CONTACT ME DIRECTLY. I'M ALWAYS HAPPY TO HELP.**

**Thanks, Cindy**



## 2026 - 2028 LLCA Board of Directors Candidate Letter of Intent

**Must be received by Leisure Lake Condo Association Office by March 2, 2026**

Thank you for your interest in serving on the BOD for Leisure Lake Condominium Association. We welcome all co-owner members that have an interest in working as a Board member to improve the health of our lake, campground, and finances. Board members are expected to abide by the LLCA Bylaws and Rules and Regulations.

A Candidate must be a member in good standing and must not have any unpaid assessments. By signing this form, the Candidate acknowledges and accepts all responsibilities associated with the timely delivery of their Letter of Intent to the Office. This Letter of Intent is considered received when it is time and date stamped at the Office no later than 3 pm on MARCH 2, 2026. All letters will be validated. Only valid candidate names submitted on this form will appear on the 2026/2027 ballot. Candidates will be listed on the ballot by the order which the Letters of Intent were date and time stamped by the Office. An elected candidate formally becomes a Board Member after passing a background check. Board Members are required to attend their first meeting on April 18, 2026, at 10am, in-person at the Leisure Lake Office upstairs conference area. (NO EXCEPTIONS)

Candidate Name: \_\_\_\_\_ *Co-owner's name (legal) to appear on the ballot*      Unit/ Lot Number(s): \_\_\_\_\_ *Unit/Lot number(s) to appear on the ballot*

Candidate Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Primary Resident City: \_\_\_\_\_ Primary Resident State: \_\_\_\_\_

Employment Status:  Full-time  Part-time  Retired  Other: \_\_\_\_\_

Special Skills & Interests - Please check all that apply

Technology  Event Planning  Accounting/Finance/CPA/Auditing  
 Non-Profit  Law Enforcement/Security  Lake/Waterway Management  
 Treasurer  Campground Mgt  Construction/Heating/Electrical  
 Business  Park Beautification  Secretary for Organization/Non-Profit  
 Legal  Lake/Fish Management  Staff Recruiting/Management  activities  
 Other skills (please list) \_\_\_\_\_

Why do you want to serve as a member of LLCA Board of Directors? (You can provide additional pages)

---

---

---

Deliver this form no later than 3pm on march 2, 2026. by: (1) In-person to the Office during business hours, (2) to mail drop box D-1; (3) by mail to Leisure Lake Condo Assoc, Unit F-1, 10001 E. Goodall Rd, Durand, MI 48429; or (5) by email: [llcaofficemanager@gmail.com](mailto:llcaofficemanager@gmail.com). Leisure Lake Condominium Association is not responsible for late deliveries or deliveries made to any location other than the Office. Candidates are responsible for verifying their Letter of Intent was received at the Office.

### **Bylaw Definition and Rules and Regulations to be a Candidate and Board Member**

1. A person running for the Board of Directors and/or serving on the Board of Directors must be a co-owner and member of the Leisure Lake Condominium Association. Membership shall be established by acquisition of fee simple title to a unit in the condominium and by recording with the Register of Deeds in Shiawassee County, a deed or other instrument establishing a change of record title to such unit and furnishing of evidence of same satisfactory to the Office. The new co-owner thereby becoming a member of the membership and the prior co-owner terminated. Until these steps are completed, the property owner IS NOT a member of the Leisure Lake Condominium Association and cannot vote, run for the Board, be appointed to the Board, or serve on the Board.

2. A Candidate must a LLCA member good standing with no past due assessments or fines.

3. A Candidate for the Board must pass a criminal background check

## **LETTER OF INTENT (second page)**

**I, the undersigned, hereby request and state my intent to announce my official candidacy for the Leisure Lake Condominium Associations Board of Directors for the upcoming term.**

**NAME** \_\_\_\_\_

**LOT NUMBER** \_\_\_\_\_

**CITY, STATE** \_\_\_\_\_

**The following is a short biography to be published in the Condo Connection:**

### Signature

Date



## National Background Check Consent and Release Waiver

Leisure Lake Condominium Association  
10001 E Goodall Road, Durand, Michigan 48429

I, the undersigned applicant, hereby authorize Leisure Lake Condominium Association ("the Company") to conduct a comprehensive background check, including but not limited to verification of identity, employment history, education, professional licenses, and criminal records at the national, state, and local levels. I also consent to verification of my social security number and address history, and to a review of public information available on the internet, including social media accounts, to the extent permitted by law.

### Scope of Investigation

The background check may include inquiries regarding character, general reputation, personal characteristics, and mode of living. This information may be obtained from law enforcement agencies, public record sources, previous employers, educational institutions, and other individuals or organizations having knowledge relevant to my suitability for employment.

### Release and Hold Harmless

I hereby release and hold harmless Leisure Lake Condominium Association, its employees, agents, and any persons or entities that provide information in connection with this background check from any and all liability for damages of any kind that may result from furnishing such information. I further release the Company from liability for any decisions made based on this information, provided such decisions are made lawfully.

### Consent for Electronic Records and Signatures

I agree that this consent and any related records or signatures may be provided, received, or stored electronically. I understand that a photocopy or digital copy of this signed authorization shall be considered as valid as the original.

### Authorization and Signature

I certify that all information I have provided to the Company is true and complete to the best of my knowledge. I understand that any misrepresentation or omission of facts may result in disqualification or termination of employment. I authorize the Company to verify all statements contained in this document and any accompanying materials.

Full Legal Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Social Security Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Driver's License Number: \_\_\_\_\_

Issuing State: \_\_\_\_\_ Date: \_\_\_\_\_