

Leisure Lake Association, Inc.  
Board Meeting Minutes  
April 12<sup>th</sup> 2025 Approved

President Charlie Pattee called the meeting to order at 9.01 am on Saturday April 12. Roll call was taken

**Board Members Present:** Vicki Baker, Grace Sivadge, Denise Linquist, Charlie Pattee, Lynn McCarter, Mike Saindon, Kenny Thrap, Ardith Wellman

**Board Members Absent:** Alan Smith

**Guests:** Craig Knox, Darrell Kelly, Wes Morgan, Sean Maschler, Robert Johnson, Max Dickerson, Dale Hansen, Carolyn Kelso, Kevin Smith, Jamie Allen, Dan & Mindy Durham, Connie Metzgar, Julie Wright, Charles Smith, Curtis Stephenson, Kathryn Morrison, Scott McCully, Jenny Brinkema, and Jack Wright

**Guest Discussion:** Craig Knox left his written proposal with the board to be discussed later. Darrell Kelly addressed the board about the need for gravel on his road to stop the erosion problem. He was advised by board that there is a four - year plan in the office that he is welcome to check to see when his road is scheduled to receive gravel. Darrell also stated that since he has owned his property for 3 years, the water along his shoreline has been degrading each year. Carolyn Kelso asked about the board if she needed a building permit to put up a s10x12 storage shed on her property. Charlie said No.

**Approval of March 8, 2025 Minutes:** Denise Linquist made a motion to approve the March 8, 2025 Minutes, Ardith Wellman seconded the motion. **Motion Passed.**

**Approval of February 2025 Financials:** Mike Saindon made a motion to approve the February 2025 Financials, Denise Linquist seconded the motion. **Motion Passed.**

## **COMMITTEE REPORTS**

**Road Committee:** Jamie Allen reported he has worked on the roads from Forest to Plaza Drive.

**Building Committee:** Scott McCully's application for a building permit will be discussed later in the meeting.

**Lake & Property Maintenance/Spillway Committee:** Kenny Thrap reported that the lower part of spillway is done and the bill has been paid. The expense was a little over what was expected because the erosion was worse than originally thought. Later this summer, funded only by personal donations, a cross will be erected on Mr. Maples land as compensation for access to his land to fix the spillway. Kenny also reported that he and Dale Hansen talked to the neighbor to north at beach Kenneth Stutzman about putting a silt basin on his property Kenneth is open to the idea once he sees a plan and agrees it will be done properly.

**By-Law Committee:** This will be discussed in (a) of new business.

**Audit Committee:** No Report

**Legal Committee/Security Committee:** The committees had the paper work prepared for six residents to be taken to court. One person came to office and paid their dues. Three letters were sent out for trespassing.

**Budget Committee:** The budget committee held a workshop for board members and anyone interested after the community coffee last Saturday April 5, 2025. Due to low attendance by board members another budget workshop is planned for April 12 2025 immediately following the board meeting. All members are welcome to attend.

**Office Committee:** Quarterly taxes are complete. We checked with the abstract office on Craig Knox's properties Unit 4 Lot 98 & 99. They said they should have it completed by next week. Office Budget- We reported earlier that we may need to go over budget due to quick books being an annual fee of \$1000.00 and having to purchase a new printer. We still need following charges: Checks \$200.00, Microsoft office \$250.00, Anti - Virus \$40.00, paper & miscellaneous supplies \$60.00  
Totaling \$550.00. We need approval to go over budget this year.

**Covenant Committee:** Sees Section (e) in old business

**Ann Hansen Community Center Committee:** Dale Hansen, chairperson, agreed to get extra lumber out of the back area of the community building. He reported that the swing sets need to be taken out of the building also

**Vision/Mission Committee:** Vision & Mission served breakfast at the Community coffee on April 5, 2025. Our treasury balance to date is \$1055.12. This includes expenses of \$27.20 for breakfast and \$38.91 for Easter egg hunt and donations of \$66.00. All receipts & financial have been submitted to the office. We had 24 children attend the Easter egg hunt on Saturday April 5, 2025 and everyone seemed to have a good time. Our next community coffee will be Saturday May 3, 2025. After contacting the person taking scrap metal from the trailer, it has been determined he will also electronics, including flat screen TV's. He is not able to take furniture, mattresses, general trash, paint cans, tube TVs or tires without rims. This list will be posted on face book and on bulletin board by mailboxes.  
Respectfully submitted: Dan & Mindy Durham, Co-Chairs Vision & Mission Committee.

**Ladies of the Lake:** Ladies of the Lakea meeting on March 22, 2025 with eleven (11) members present. We discussed our upcoming yard and Bake sale on Saturday April 26, 2025. Anyone wishing to donate items or rent a table to sell their own items, should contact Lora Kent, Tricia Miller, or Frances Stallings. Our treasury balance to date is \$3,118.10. On Saturday, May 24, 2025 we are meeting for coffee at Dino's diner.  
Respectfully submitted, Mindy Durham, President, Ladies of the Lake

## **OLD BUSINESS**

- a) **Completion of Railing on NW 25<sup>th</sup> (Township Road):** The workers are waiting for an excavator.
- b) **RipRap: No Report**
- c) **Water at Bathrooms at Beach:** Mike Saindon reported that they are ready to open up and fix the plumbing inside the bathrooms. A new water line has been installed outside.
- d) **Proposed By-Law Revision Article I Section III F Betterment Group – 3<sup>rd</sup> Reading:** This has passed the 3<sup>rd</sup> reading and will be on ballot.
- e) **Review Covenant Declaration section 1:** Vicki Baker made a motion to approve the covenant restriction as stated in the agenda. It was stated as follows: The lots shall be used exclusively for residential purposes, except those lots designated as a business, commercial, or special use the plat a forementioned. No lots may be subdivided. Denise Linquist seconded the motion. **Motion Passed.**
- f) **Application for Betterment Group:** No applications received this month
- g) **Update of procedures for consequences of enforcement:** This is being worked on. The board did not have any recommendations at this time. Sean Maschler has a partial list and will schedule a meeting by phone.
- h) **Recognize Qualification By-Law not properly adopted:** After much discussion including Jack Wright on the phone, this was tabled until Jack could be present. When Jack arrived President Charlie Pattee explained that we had already voted in February so that anyone can be on the Board whether they have signed the Covenant or not. Therefore, the majority of
- i) directors present agreed to strike the requirement of a signed Covenant and suggest members to fill vacant spots on the Board who haven't signed the Covenant.
- j) **Road accessing Properties Unit 2 Lots 529 & 532:** Craig Knox presented the Board with a written proposal for lot 532 Leisure Lake dated April 12, 2025. Option 1: 75 feet X 40 feet deep easement at no cost to Craig and Jamie Knox. Estimated cost to Leisure Lake - \$1,500.00. Option 2: Leisure Lake to purchase lot 532, Unit 2 from Craig and Jamie Knox for \$2,000. With the following restrictions applied- right of removal – Craig and Jamie have the right to trim, cut down or other forms of maintenance any trees, shrubs or overgrowth that currently or in the future may create or cause an obstruction to the view---10 feet set back—Any excavation of land will occur with

a 10-foot setback from shared property line. —No Building—No structures may be built on this property. ---Right of ownership --- If selling is planned Craig and Jamie Knox have first rights to purchasing lot from Leisure Lake at original purchase price noted above. The Board discussed the two options Craig presented and then decided to take no action at this time.

- k) **New Sign at the Office:** The Board took no action as members are waiting for someone to design a sign and present their idea to the Board.
- l) **Discuss Zoom during our monthly meetings:** Dale Hansen spoke to the Board about his plan for zoom. He estimated the whole cost set up would cost \$1,128.90. The Leisure Lake board has already agreed to Pay \$160.00 membership fee. The Ann Hansen Community Center Committee has agreed to donate \$200.00 for this project, Vision-Mission committee agreed to donate \$200.00 also. Dale Hansen is still looking for more donations to get this Zoom project up and running. Dale Hansen is looking for a carpenter who can build a cabinet that will shut and lock.
- m) **Dilapidated property Project/Define Procedures:** Lynn McCarter agreed to talk to an individual at the city of Trenton to find out their procedure for nuisance properties.
- n) **Proposed By-Law revision Article IV Section II Qualifications 2<sup>nd</sup> reading:** Kenny Thrap made the motion to adopt the 2<sup>nd</sup> reading of Article IV Section II proposed language. The Motion was seconded and **Motion Passed Unanimously** by a roll call vote of 8 yes to 0 No (see attachment A).
- o) **Proposed By-Law revision Article XII Section VI E Watercraft Stickers, 1st Reading:** Kenny Thrap made a motion to accept the 1<sup>st</sup> reading of this By-Law. Mike Saindon seconded the motion. **Motion Passed Unanimously** 8 yes 0 no (see attachment B). Sean Machler suggested the office give out a note with the procedures such as 55hp when selling the boat stickers.
- p) **Option Letter from Robert Cowherd:** President Charlie Pattee read the letter to the Board and guests. A discussion was then held.

## NEW BUSINESS

- a) **By-Law violation notification process- Sean Machler:** Kenny Thrap made the motion to adopt the process as written. Vicki baker seconded the motion. **Motion Passed Unanimously**, 8 yes, 0 no. (see attachment C).
- b) **Office Budget:** Lyn McCarter made the motion to approve the \$550.00 total over budget for the office. Mike Saindon seconded the motion. **Motion Passed Unanimously**, 8 yes 0 no
- c) **Cleaning deposit for committees: Dale Hansen** - No action taken by the board.
- d) **Road accessing properties Unit 2, lots 529-532 – Craig Knox** – See old business (i). Craig agreed he would remove the telephone poles from his land.
- e) **ELB Maintenance (roof):** Robert Johnson agreed to look at the roof problem at the ELB and give the board an estimate of what it would cost to repair the problem. The board then proceeded to discuss with Scott McCully his water run off issues. He was advised to call the Corps of Engineers to get an estimate no cost.

Grace Sivadge made the motion to recess the board at 1:27pm for a closed meeting. Vicki Baker seconded the motion.  
**Motion Passed**

**Legal/Security in closed session with the board:** In the closed session the board approved installing cameras at the office for safety reasons.

Denise Linquist made a motion to adjourn meeting, Vicki Baker Seconded the motion. **Motion Passed** and meeting was adjourned at 1:48 pm. The next board meeting will be Saturday, May10th at 9:00 at the Shelter House.

Submitted by  
Grace Sivadge  
Board Meeting Secretary