

Leisure Lake Association, Inc.  
Board Meeting Minutes  
February 8, 2025 Approved

President Charlie Pattee called meeting to order at 9:03am at the Ann Hansen Community Center on Saturday, February 8, 2025. Roll call was taken.

**Board Members Present:** Vicki Baker, Grace Sivadge, Alan Smith, Charlie Pattee, Lynn McCarter, Mike Saindon, Kenny Thrap, Ardith Wellman (by phone)

**Board Members Absent:** Denise Lindquist

**Guests:** Russ Sivadge, Jack Wright, Dale Hansen, Kevin Smith, Craig Knox, Sean Maschler, David Knox, Carolyn Kelso, Jamie Allen, Connie Metzgar, Deanna McCarter, Rachael McCarter, Randy Blish, and Curtis Stephenson

**Guest Discussion:** Kevin Smith has a security camera he would like to donate to the office.

Dave Knox ask the board who is going to clean up the fire damage on the lot where George Lentz lived? Mike Saindon reported that George has promised to have that cleaned up. Dave would like to see the board do something about the other properties around the lake that need to be cleaned up. A discussion ensued about what to do about those properties that are falling apart. As a first step to solving this problem, Craig Knox volunteered to go around the lake to take pictures of every property that is dilapidated and needs to be fixed, write down every address of these properties and turn this information over to the office. President Charlie Pattee agreed to set up a committee to work on the written procedure for solving the problem. He suggested Kevin Smith and Shawn Maschler be assigned to this committee.

Jack Wright ask the board to move item H in New Business to old business. President Charlie Pattee agreed to do that.

**Approval of January Minutes:** Ardith Wellman made a motion to approve the January 11<sup>th</sup> 2025 minutes, Vicki Baker seconded the motion. **Motion Passed Unanimously.**

**Approval of December Financials:** Lynn McCarter made a motion to approve the December 2024 Financials, Ardith Wellman seconded the motion. **Motion Passed Unanimously.**

## COMMITTEE REPORTS

**Road Committee:** Mike Saindon reported that he and Jamie politely ask a property owner on Hillcrest to move their vehicle so that they could work on the road. The property owner became irate and abusive and the sheriff was called to settle the issue.

**Building Committee:** No Report

**Lake and Property Maintenance/Spillway Committee:** Kenny Thrap read an update from the spillway contractor, Doug Hood, stating that winter weather has made the work on this project very limited. When weather is appropriate, the work will continue. Lynn McCarter stated that since the 90 day easement on the property leading to the spillway is almost up, he will contact John Maples, the property owner, to let him know the time needs to be extended. Alan Smith, chairman addressed the board warning that the spillway project will fail when we get six inches or more of rain.

**Budget Committee:** Kenny Thrap reported that a budget committee meeting is scheduled for today (February 8<sup>th</sup>) at 3:00 pm at Ann Hansen Community Center.

**By-Law Committee:** Chairman Sean Maschler reported that the committee had met and decided that the first step to adding consequences to the by-laws was to prioritize the by-laws into the following levels of infractions: Health & Safety, Quality of Life, and General Nuisance. Next letters need to be developed to enforce the consequences (fines) as well as

create a process to follow if the person says they don't have any money. Sean also suggested we invite the county commissioner to come to our board meetings.

**Audit Committee:** No Report

**Legal Committee/Security Committee:** No Report

**Office Committee:** The remodeling project is really coming along. Walls are textured and painted, the trim is done, and the floor has been installed. We called the abstract office on the status of Unit 4 lots 98 & 99. They hadn't done anything yet. They mailed a form to complete and give and return to them. Minimum wage increased to \$13.75 from \$13.15, so we will revise Lora's wage to \$13.75 starting January 1<sup>st</sup>, 2025.

**Covenant Committee:** The Covenant will be reviewed under old business.

**Ann Hansen Community Center Committee:** No Report

**Vision/Mission Committee:** Vision-Mission served breakfast at Community Coffee on February 1, 2025. Donations of \$270. Were received and given as a Love Offering to George Lentz as he moves back to Phoenix, Arizona to start life over. Vision-Mission treasury balance to date is \$1022.25. This includes expenses of \$10.40. All receipts & financials will be submitted to the office. Our next Community Coffee will be Saturday, March 1<sup>st</sup>, 2025. Respectfully submitted by Dan & Mindy Durham, Co-Chairs Vision- Mission Committee

**Ladies of the Lake:** Ladies of the Lake had a monthly meeting on January 25<sup>th</sup>, 2025 at the Ann Hansen Community Center with seven (7) members present. We discussed the success of the December Children's Christmas Party and some future 2025 events we have planned. Our account to date is \$3,118.10. Our next gathering is breakfast at Dino's Diner in Trenton. Respectfully submitted, Mindy Durham, President

## OLD BUSINESS

- a) **Completion of Railing on NW 25<sup>th</sup> (Township Road):** The Committee is still waiting for weather permitting to put the Jersey barriers in.
- b) **Rip Rap:** The person responsible still has not made connections between Tom Metzgar and the Amish men.
- c) **Water at Bathrooms at Beach:** Danny Stephens will get to it when he can. Discussion was held about hiring another subcontractor for the job. The board was reminded that we have to find a subcontractor with workman's Comp.as the lake does not have the funds to pay this.
- d) **Proposed By-Law Revision Article I Section III F Betterment Group - 2<sup>nd</sup> Reading:** The second reading **Motion Passed Unanimously** with 8 yes votes including an e-mailed yes vote from Denise Lindquist.
- e) **Review Covenant Declaration:** The board reviewed the latest copy of the Covenant Declaration and all agreed to approve this version as was reviewed today. With the approval of the first part of the Covenant the Covenant Committee will move on to revising the rest of the covenant.
- f) **Application for Betterment Group:** Kenny Thrap made the motion, seconded by Mike Saindon to recognize L. Lake Lots, LLC as a Betterment Group according to Article I Section III F. **Motion Passed Unanimously.**
- g) **Update of procedures for consequences of enforcement:** This was addressed earlier in the By-Law Committee report.
- h) **Recognize Qualifications By-Law (Eligible to become a Board Member) not properly adopted: Jack Wright**  
A motion was made by Ardith Wellman to rescind Article IV Section II of the By-Laws, Alan Smith seconded the motion. The vote was 7 yes and 1 no. The motion needed 8 yes votes to pass. **Motion Failed** and will be put on the agenda for next month.

## NEW BUSINESS

- a) **Proposed By-Law Revision Article IV Section II Qualifications 1<sup>st</sup> Reading – Kenny Thrap:** No person shall be eligible to become or remain a Director of the Association who is not paid –up member. A member must have

signed the Covenant on all properties in his or her name(s) after August 12, 2014. Properties with the current deed of record, filed/dated on or before August 12<sup>th</sup>, 2014 are grand fathered (not requiring a signed Covenant to become a Director of the Association.) Kenny Thrap moved to accept this first reading. Grace Sivadge seconded it. The Vote was 3 yes and 5 no. **Motion Failed.**

- b) **Request for 100 additional hours for maintenance employee – Kenny Thrap:** Kenny Thrap made a motion to approve the request for 100 additional hours for the 24/25 fiscal year only for the maintenance employee. Mike Saindon seconded the motion. **Motion Passed Unanimously.**
- c) **Authorization of Representation for small claims court – Mike Saindon:** Kenny Thrap suggested the board hire a lawyer to present our cases in small claims court. Since the next court date is February 19<sup>th</sup>, 2025, Vicki Baker made the motion that the board approve Max Dickerson, Mike Saindon, Jamie Allen, Kevin Smith and Grace Sivadge, to represent the Leisure Lake Association in Court either individually or as a group. Mike Saindon seconded the motion. **Motion Passed Unanimously.**
- d) **Road accessing properties Unit 2, lots 529-532 – Craig Knox:** The President Charlee Pattee and Vice-president Mike Saindon will meet with Craig to come up with an exact plan so that Craig Knox can have access to a road from his property.
- e) **Property Owners Assessments – Grace Sivadge:** Grace Sivadge made the following motion. Any Leisure Lake Property owner whose assessments are paid in full by the end of the fiscal year June 30<sup>th</sup> will be a members in good standing and have equal rights with all others. Ardith Wellman seconded the motion. The vote was 8 no, 1 yes. **Motion Failed.**
- f) **New Sign at Office – Mike Saindon:** The Board liked the idea but asked for pictures and what specifically will go on the sign before approving the sign.
- g) **Discuss and Finalize Betterment Group Requirements – Jack Wright:** This was finalized in f of old business.
- h) **Recognize Qualifications By-Law (Eligible to become Board Member) not properly Adopted – Jack Wright:** See h in old business.
- i) **Discuss use of Zoom during monthly Board Meetings – Jack Wright:** Various options and prices were presented. The board decided to have a trial run of the free zoom on our phones at the next meeting with the help of Kevin Smith, Mindy Durham Dale Hansen and Russ Sivadge.

A motion was made and seconded to adjourn meeting at 12:27 pm. **Motion Passed Unanimously.** The next board meeting will be Saturday, March 8th at 9:00 am at the Shelter House.

Submitted by  
Grace Sivadge  
Acting Board Secretary