

Leisure Lake Association, Inc.
Board Meeting Minutes
May 10th, 2025, Approved

Charlie Pattee called the meeting to order at 9:02 am Saturday, May 10, 2025. Roll call taken.

Board Members Present: Vicki Baker, Grace Sivadge, Charlie Pattee, Lynn McCarter, Mike Saindon, Kenny Thrap,

Board Members Absent: Alan Smith, Ardith Wellman (by phone call only for voting on Watercraft stickers proposed by-law), and Denise Lindquist

Guests: Craig Knox, Dale Hansen, Max Dickerson, Kim Telkamp, Kevin Smith, Carolyn Kelso, Stephanie Dolan, Wes Morgan, Jack & Julie Wright, Jamie Allen, Robert Johnson, Randy Blish, Curtis Stephenson, Sean Maschler.

Guest Discussion: Craig Knox brought to the attention of the board that they had before them a proposal to make a 50/50% split on the clean-up and surveying of lots 525 and 530. the board agreed that this will be addressed under old business n. Kim Telkamp has been concerned with her cat being shot in the shoulder with a pellet gun. Mike Saindon suggested that the sheriff will not come out in this situation. Discussion on what to do continued including the reading of the Bylaw Article XIII Section III Firearms " No discharge of firearms will be allowed in the Leisure Lake Area without the permission of the Board of Directors. This includes all types of guns and bows and arrows." Jamie Allen wants the Annual Fishing Tournament added on the website. He also stated that they need a scale for the tournament.

Approval of April 12, 2025: Minutes: Kenny Thrap made the motion to approve the April 2025 minutes, Mike Saindon seconded the motion. **Motion passed unanimously.**

Approval of March 2025 Financials: The March Financials were not approved as there were questions raised about the differences between the Profit and Loss Budget Performance which ended March 25 and the Balance Sheet which ended March 31. Kenny Thrap volunteered to get the questions answered by the treasurer and report at the next meeting.

COMMITTEE REPORTS

Road Committee: Mike Saindon reported that the road committee is going along with the 4-year plan. They only have one section left to complete.

Building Committee: No Report

Lake & Property Maintenance/Spillway Committee: No report

By-Law Committee: Sean Maschler reported that he has given the Board a handout assigning three levels of bylaw infractions to the bylaws in Article X through XIII of the current bylaws. The three levels are as follows: 1. Quality of Life, Level 2. Nuisance, Repeat offenders of Level 1 Violation, Level 3 Health and Safety: Repeat occurrence of Level 2 Violation.

The next step that needs done is assigning levels of fines. There are also new offenses in the covenant that are not in the current by laws. We need to get the new covenant and the bylaws to agree.

Audit Committee: No Report

Legal Committee/Security Committee: Closed session later in meeting

Budget Committee: See agenda item b under new business.

Office Committee: No Report

Nominating Committee: On a report given to each board member, the following come off this year but are eligible to run again: Grace Sivadge Unit 1 (not running again), Alan Smith Unit 2, Ardith Wellman Unit 4, Mike Saindon Unit 3. Candidates willing to run that have their 2025 assessments paid on all properties are the following: David Knox Unit 2 and Caleb White Unit 1 or at large. Dale Hanson would also be willing to run, but Dale needs to either pay remaining assessments or complete betterment form and have it approved by the board to be eligible to serve. Vicki Baker also indicated she would be willing to serve at large, but she is currently on the board and has 1 year left in the current term. Dale Hansen asserted that the report was illegal as the nominating committee must be appointed by the president and have a representative from each of the four units at the lake. The committee currently has three members. President Charlie Pattee recognized that the bylaws require four people on the nominating committee, but so far, a fourth person has not been willing to serve on the committee.

Covenant Committee: No report.

Ann Hansen Community Center Committee: No Report

Vision/Mission Committee: No Report

Ladies of the Lake: No Report

OLD BUSINESS

- a) **By-Law Revision Article I Section III F Betterment Group- The Bylaw passed will be on ballot.**
- b) **Application for Betterment Group:** No new applications currently
- c) **Building permits:** No applications for building permits at this.
- d) **Proposed by-law revision Article IV, Section II, Qualifications 3rd Reading.** The third reading on the proposed by-law **Passed unanimously by eight board members.** Denise Lindquist and Ardith Wellman sent their yes votes in writing and by e-mail.
- e) **Proposed By-Law Revision Article XII Section VI E Watercraft Stickers, 2nd Reading:** Sean proposed that a printed statement of the rules be attached to the sticker when sold at the office. Vicki Baker made the motion and seconded by Lynn McCarter to approve the 2nd reading of the proposed by-law revision Article XII Section VI E, Watercraft Stickers. **Motion passed unanimously.** Denise Lindquist yes by email, Ardith Wellman yes by phone and all six board members present 8 yes with 0 no.
- f) **Review of Covenant Restriction:** Kenny Thrap provided the board with the next four current covenant restrictions as well as references to the current by laws. **The board unanimously approved by roll call vote that these bylaws be included in the new covenant with no language change on the bylaws.** It is now up to the covenant committee to incorporate these by-laws in the newly revised covenant.
- g) **Completion of the railings on NW 25th (Township Road).** Mike Saindon reported that the concrete barriers are in place. However, three more concrete barriers are needed. The work to be completed in the worker's own time.
- h) **Riprap:** Lynn McCarter advised the board that Tony Pruitt's Demolition crew will start to remove the concrete from the damaged fire home (Betty's) west of the dam in two weeks. The crew will not be cutting off any dangerous rebar. Therefore, the board and guests discussed where to store the concrete until the rebar can be cut. The group decided the best place to store the concrete was over by the ELB Building.
- i) **Bathrooms by the Beach.** DONE
- j) **Update procedure for consequences of enforcement.** Board members gave suggestions to improve the violators' letters presented by Kevin Smith and it was determined that a final copy would be presented at next month's meeting.
- k) **New sign at the office:** The board is still waiting for an individual to design the sign and present it to the board.
- l) **Discuss the use of Zoom at our monthly meetings.** Dale Hanson reported that they have all the equipment needed and will be moving forward with the carpenter. Dale expected the carpenter to take about two months to have the cabinet finished.
- m) **Dilapidated Property Project/ Define procedures:** This project was discussed in j of old business.

- n) **Road in front of Unit 2 Lot 529 & 530 - Craig Knox:** Kenny Thrapp made the motion, Mike Saindon seconded the motion to pay Craig Knox \$450.00 for the survey and road on Lots 529 & 530. **Motion passed unanimously six yes 0 no.**

NEW BUSINESS

- a) **Appointment of Directors - Charlie Pattee:** Kenny Thrapp made the motion, and it was seconded by Grace Sivadge to appoint Stephanie Dolan to the open position on the board with most time left, if we receive confirmation from the office that Stephanie's prorated payments and assessments are up to date. **Motion passed unanimously six yes 0 no.** Stephanie Dolan was officially welcomed to the board by President Charlie Pattee.
- b) **Approve Budget:** Grace Sivadge made the motion to approve budget. Vicki Baker seconded the motion to approve the balanced budget presented to the board. **Motion passed unanimously at six yes - 0 no.**
- c) **Water quality testing - Kenny Thrapp:** The board has already agreed to evaluate the water in the spring and the fall. Dale Hansen has agreed to do the testing as soon as he gets the kit.
- d) **Grundy County Fire District:** Mike Saindon and Kenny Thrapp reported that a representative from the Grundy County Fire Department was at the Leisure Lake Community Coffee last week to talk to the residents about forming a Grundy County Rural Fire Department. The cost will be approximately .00217 on the taxes assessed value of the property. To get this item on the ballot in November, a petition signed by registered voters in the district. Mike Saindon asked volunteers to help with the petition and get a map of the area printed. Kevin Smith volunteered to help Mike with this.
- e) **Written procedure for harvesting pictures from cameras- Legal:** The board took no action on this matter. A suggestion was made that each committee meets and writes up their own procedures for their committee.
- f) **Approval of repair to chain saw - Jamie Allen:** Kenny Thrapp made the motion to approve up to \$200.00 for Grundy Lumber to repair the chain saw. Vicki Baker second the motion. **Motion passed unanimously five yes - 0 no.**
- g) **Approval of the use of tractor for clean-up day at the beach May 23- Jamie Allen:** Kenny Thrapp made the motion to allow the use of the tractor for clean-up day at the beach May 23. Grace Sivadge seconded the motion. **Motion passed unanimously five yes - 0 no**

Kenny Thrapp made the motion to go to a closed session to discuss legal/security cameras. Vicki Baker seconded the motion. Motion approved.

Legal/Security in closed session with the board: Five individuals will be taken to court by Leisure Lake for non-payment of dues and assessments at 10:00 am May 21st. Kenny Thrapp made the motion to allocate up to \$200.00 for the purchase of security cameras for the maintenance building out of the capital improvements funds. Vicki Baker seconded the motion. **Motion passed five yes -0 no**

Grace Sivadge made the motion to go back to regular session, Kenny Thrapp seconded the motion. **Motion passed five yes - 0 no**

Grace Sivadge made the motion at 1:05 pm to adjourn the meeting of the Leisure Lake Board of Directors. Vicki Baker seconded the motion. **Motion passed 5-0** The next board meeting will be Saturday, June 14, at 9:00 at the Shelter House.

Respectfully submitted,
Grace Sivadge, Acting Board Secretary
515-205-9765