

Leisure Lake Association, Inc.
Board Meeting Minutes

February 10, 2018

Board Members Present: Charlie Pattee, Dale Hansen, Denise Johnson,Carolyn Kelso, Alan Smith, Jerry Nibarger, Kim Telkamp

Absent: Mike Parkhurst, Randy Wellman, Rose Welsh, and Lynn McCarter

Guests: Betty Austinson, Becky Thrap, Rick Lee, Max Dickerson, and Nancy Thrap. Tom and Connie Metzgar entered meeting later.

Charlie Pattee called meeting to order and took roll call.

Guests/Discussion: Max Dickerson wanted to thank the board on the financials.

Minutes/Financials: Alan Smith stated that the January minutes needed to be amended to reflect that the ELB Fire Department will be donating money toward Little Leisure Dam. Jerry Nibarger motioned to approve the revised January board meeting minutes. Alan Smith seconded. Motion carries. Dale Hansen motioned to approve December financials. Denise Johnson seconded the motion. Motion carries. Jackie Carley reported the current balance of the checking account and savings account.

Committee Reports

Road Committee: Jerry Nibarger reported that 190 tons of rock was spread out over the roads, mostly on east side of lake. The lake spent \$2,760 of \$3,000 budget. Rock on the roads will not be scrapped. The office heat tape has been connected and more rock was put down in the driveway of the office. The maintainer is being repaired by a mechanic in town and will be done in about 2-3 weeks.

Building Committee: Alan Smith reported that Miles Tratchel submitted a new building permit. This was forwarded to Eric Link for approval. Mike Parkhurst also submitted some pictures, via email, of a structure he would like to build. These pictures were forwarded to the Board & to the building committee.

By-Laws Committee: Nancy Thrap read the proposed by-law aloud.

Proposed Bylaw Amendment – January 27, 2018

Article X – Housing, Outbuildings and Land use regulations

“As to the appearance and use of each lot, no more than two inoperable or unlicensed vehicles shall be visible from the street. Parts and components for equipment including but not limited to mowers, golf carts, boats and farm equipment, must be disposed of or kept out of sight; for example within a privacy enclosure(fence) or building. Brush, trash, or general rubbish shall not be allowed to accumulate. Scrap building supplies, old furniture and appliances are to be disposed of properly in a timely manner.”

Jerry suggested, from a legal viewpoint, that there be more specific wording regarding length of time in the new proposed by-law (above). There was not a quorum to vote on this proposed by-law change. It will be addressed at the March board meeting to include specific time allowed.

Lake & Property Committee: Alan Smith is tearing down a mobile home on Clayshire.

Budget Committee: The committee scheduled a mandatory workshop for Saturday, February 24, 2018. During the Board Meeting, it was suggested to change this date to Saturday, February 17, 2018.

Audit Committee: Nothing to report.

Entertainment Committee: Nothing to report.

Shelter House Committee: Dale Hansen reported there is no change and waiting for warmer weather to continue with remodel.

Office Committee: Becky Thrap reported that the newsletter, billing and the “willing to run” letter was mailed to the appropriate members. Becky also stated that more volunteers are needed to obtain advertisements for the newsletter. Interested members should contact Becky Thrap.

Legal Committee: Dale Hansen reported that this committee has not yet met. It was reported that 2 lake members were turned into the County Attorney for prosecution for trespassing. One hearing has been completed and the other one is still pending. Two more lake members have been sent letters, one has since paid and the other hasn’t responded yet.

Nominating Committee: Nothing to report.

Audit Committee: Nothing to report.

Vision & Mission Committee: Nothing to report.

Old Business:

Advanced Disposal: The Board of Directors recently approved a new 5-year contract with Advanced Disposal for trash removal. We have obtained 3 dumpsters with lids. Advanced Disposal was late in dumping garbage the first week, due to illness at their company.

Unpaid Assessments: These members received a monthly bill along with a generic letter stating they are not in good standing. Dale Hansen mentioned a couple of members he thought should be reviewed on camera.

New Business:

Snow Removal Policy: Jerry Nibarger is proposing a change to the snow removal policy. Jerry checked with the Township and their policy is not to clear roads while it is dark, only during day-time hours. Jerry would like to implement this into our snow policy.

ELB Fire Department: Alan Smith reported, on behalf of the Board of ELB Fire Department, that they have accepted an offer from Jerry Nibarger for purchase of the ELB Fire Department building. Jerry is giving Leisure Lake the option to buy within five years. However, Leisure Lake is not obligated to buy the building. Jerry stated that the cost of purchasing this building in the future will include maintenance of the building plus the purchase price.

The lake will receive a donation by ELB Fire Department, from the sale of the building, to be applied to the restoration of the Little Lake.

It was noted that the brush truck and portable pump will remain in case of grass fires. The Fire Department has a map of Leisure Lake and 911 addresses.

Dumpsters: Jerry Nibarger also reported the possibility of moving the dumpsters to the east side of the ELB building and obtain digital security cameras. There will also be a dedicated area for pop can collection.

Office / Maintenance Building: Jerry Nibarger also presented the possibility of having the office located at the Maintenance Building (remodeled) in the future. It was thought that when prospective new members come to the office, they would be able to see the lake when inquiring about lots.

Rental / Contracts: Jerry Nibarger suggested that Leisure Lake change the by-law concerning "buying on contract". Currently the office collects a copy of the contract (from new members)

who are buying property/house on contract from the owner. We will no longer be accepting contracts. We will need a copy of the Warranty Deed, Quit-Claim Deed, Deed in Trust, or Collector's Deed (whichever is applicable). The Board of Directors will address the existing members, who are buying on contract, at a future board meeting.

Legal Funds: All board members were asked to vote on whether to go forward with obtaining a lawyer. All board members who were in attendance, voted "yes". Legal funds will be addressed at the upcoming budget meeting scheduled for February 17, 2018.

Destroyed Dwellings: Charlie Pattee read aloud our current by-laws concerning destroyed dwellings. This is concerning some members' buildings.

"In the event a dwelling or structure is fully or partially destroyed by fire or any other cause, the owner shall have ninety (90) days to repair or demolish the dwelling or structure. If after ninety (90) days the owner has failed to repair or demolish the dwelling or structure the Board of Directors may take any steps it deems reasonable to repair or demolish the dwelling or structure and bill the costs to the owner."

The legal committee will follow-up with an attorney regarding our current by-law as stated above.

Additional items: Kim Telkamp reported that there are ruts in the road/gravel on one of the side streets near the office.

Becky Thrap added that she will add in donation fund totals on the financial report starting next month.

Jerry Nibarger motioned to adjourn the meeting. Dale Hansen seconded. Motion carries. The meeting was adjourned.

Charlie Pattee, President
Jackie Carley, Secretary