

Leisure Lake Association, Inc.  
Board Meeting Minutes

March 10, 2018 (revised-approved)

**Board Members Present:** Charlie Pattee, Dale Hansen, Carolyn Kelso, Alan Smith, Jerry Nibarger, Kim Telkamp, Rose Welsh, Lynn McCarter, Randy Wellman, and Mike Parkhurst

**Absent:** Denise Johnson

**Guests:** Betty Austinson, Becky Thrap, Rick Lee, Kathy Morrison, and Nancy Thrap

Charlie Pattee called meeting to order and took roll call.

**Minutes / Financials:** Per review of the February minutes, Alan Smith requested that the February minutes be amended. The minutes reflected a statement thought to be made by Alan Smith, but was incorrect. The statement in question was deleted. Dale Hansen made a motion to accept the February minutes as revised. Jerry Nibarger seconded the motion. **Motion carried.**

Jerry Nibarger made the motion to approve the January financial report. Dale Hansen seconded the motion. **Motion carried.**

Jackie Carley, Secretary, reported the current balances of the checking and savings accounts to the Board Members.

**Committee Reports**

**Road Committee:** Jerry Nibarger reported a complaint from a member stating to the distribution of the rock and that more rock needs to be applied. A map was provided for viewing by the Board at the February meeting as to where rock was applied. Jerry stated that the process has begun for spring maintenance of pulling the rock back to the roadway center from the edges. The chairman will be visiting with property owners regarding tree limbs and branches that overhang into the easement of the road. The chairman asks that each property owner trim their own tree branches and bushes away from the roadways. If, for some reason, property owners are unable to do so, please make contact with the office as to requesting assistance.

**Vision & Mission Committee:** Kathy Morrison reported there will be a fund raiser for buying signs and benches for the parks within Leisure Lake. The soup/pie lunch will be held on April 14, 2018, at 1:00 p.m. at the Shelter House. Also as a reminder, the scheduled park maintenance will begin in April.

**By-Laws Committee:** See New Business.

**Lake & Property Committee:** Dale Hansen canceled the walleye stocking for this spring. The schedule for stocking fish will be in alignment with the DNR recommendations.

**Budget Committee:** The committee met and had a workshop. Information is presented under New Business.

**Audit Committee:** Nothing to report.

**Entertainment Committee:** The committee met and have decided on the following events scheduled for the year.

May 5 – Breakfast for New Members – Meet & Greet

May 26 – Fishing Contest – Fisherman’s Breakfast/Donuts & Coffee

June 9 – Potato Bar Dinner– 6 pm

August 18 – Meet & Greet New Officers / Shredded Pork Dinner

September 22 – Chili/Soup Dinner and Raffle

**Shelter House Committee:** Nothing to report. Waiting for warm weather to arrive. Announcement of work days on Shelter House project is pending according to Dale Hansen, chairman.

**Office Committee:** Becky Thrap reported that more volunteers are needed to sell advertising spaces for the newsletter. Becky also reported that the back room in the office has been cleaned with only one more file cabinet to go through. All of the important records will be put into binders and retained. There is a 1994 inventory list of what is in the safe deposit box and needs reviewed again. Rose Welsh and Carolyne Kelso will inventory the contents of the safe deposit box and report back to Becky.

**Legal Committee:** There is a park on Catalina where Leisure Lake would like to include with beautifying the parks throughout the lake. However, there is an owner that evidently parked his untagged camper and vehicle on Leisure Lake Park property. He was asked to remove both vehicles, but was defiant. The Legal Committee will proceed with handling this.

It was noted that Leisure Lake Association does not own all the property around Little Leisure Lake. This issue will be addressed by the legal committee and report back to the Board.

**Nominating Committee:** Nothing to report.

**Old Business:**

**ELB Fire Department/Building:** Alan Smith, as representative of the ELB Fire Department Board of Directors, stated that the building/property was sold to Jerry and Diane Nibarger.

Jerry Nibarger made a motion to accept a contribution from the ELB Fire Department in the amount of \$26,600.00. Rose Welsh seconded the motion. The contribution reflected 90% of sale of the ELB Fire Department property. **Motion carried.** Note that all board members voted and Alan Smith abstained.

These funds are subject to the following guidelines requested by the donor.

1. Funds are to be used toward the repair and reconstruction of Little Leisure Lake; such as dam repair, dirt excavation, shoreline stabilization, spillway construction, and supplies as necessary for the project.
2. The repair of Little Leisure Lake will need to be completed during the following 5-year window. The 5-year window commences upon delivery of the check (March 10, 2018) and ending on September 1, 2023. If the project is not completed by the ending date, any funds not used, will be returned to ELB Fire Department.
3. Upon completion of the project, any excess funds will be turned over to Leisure Lake general fund.

**New Business:**

**Petition for Grundy County Fire Department Coverage:** Dale Hansen compiled a listing of registered voters and proceeded to ask them to sign this petition, so he could present it to the Grundy County Fire Department. The petition will need to gather a certain amount of signatures to show the Grundy County Fire Department that Leisure Lake Association property owners are in need fire protection coverage due to the disbandment of the ELB Fire Department. Dale stated that the Leisure Lake Association area is covered for now, until the Grundy County Fire Department board decides whether they are going to accept Leisure Lake Association area. If this petition is accepted, then more than likely each property owner will see the cost of coverage reflected on their property tax statements to Grundy County.

**Building Permit Approval:** On behalf of the Building Committee and Eric Link, a motion was made to accept Miles Tratchel's building permit. Mike Parkhurst seconded the motion. **Motion carried.**

**By-Law Review – Proposal handout:** The By-Law amendment of January 27, 2018, shown below was previously proposed at the February Board Meeting. The Board has reviewed the By-Law Amendment and made revisions. The revisions are indicated by underscore. The vote

was unanimous in accepting revisions of the By-Law amendment. The approval of the By-law Amendment of January 27, 2018, will be voted upon at the April Board Meeting.

***Proposed By-Law Amendment – January 27, 2018***

*Article X – Housing, Outbuildings and Land Use Regulations*

*As to the appearance and use of each lot, no more than one inoperable or unlicensed vehicle, including, but not limited to, mowers, golf carts, boats, four wheelers, ATVs, and farm equipment, shall be visible from the street. Parts and components for equipment must be disposed of or kept out of sight; for example, within a privacy enclosure (fence) or inside a building. Brush, trash, or general rubbish, scrap building supplies, old furniture and appliances are to be disposed of properly in a timely manner of 90 days.*

**Budget:** Becky Thrap handed out the proposed budget for the 2018-2019 fiscal year to Board members. Jerry Nibarger stated that the budget numbers improved from last fiscal year, thanks to the Budget Committee and Office Committee and their diligent work. This year's payment of assessments reflects an increase of funds received by the Leisure Lake Association, due to the increased attention given to collections and monthly billing of collections. Lynn McCarter made a motion to approve the budget. Dale Hansen seconded the motion. **Motion carried.**

**No Discount on Early Payment of Assessments for 2019:** Lynn McCarter made the motion to eliminate the 5% discount on early payment of assessments. Rose Welsh seconded the motion. After a lengthy discussion by the Board, the vote on the motion was called for. **Majority ruled.**  
**Motion carried.**

**By-Law revision on the early discount**

Below is the by-law revision taking out the early discount wording. The by-law amendment will be voted on at the April Board Meeting.

**Proposed By-Law Amendment – March 10, 2018**

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***Reflected in Article I, Section III, Paragraph A, of the By-Laws of Leisure Lake Association Inc.***

*A. Assessment Charges*

*Assessments for all members are due and payable on or before December 31<sup>st</sup> of each year. Assessments are payable in advance. Membership year is from January 1st through December 31st of the calendar year. The assessment fee is set by the Board of Directors. Assessments paid after February 28 will be subject to a 10% penalty. On any lot purchased after*

*January 1, the assessments will be pro-rated from the 1<sup>st</sup> of the following month forward to December 31.*

**Assessments Increase beginning 2019:**Carolyn Kelso made the motion to increase the first lot assessments by \$20 per year. Kim Telkamp seconded the motion. **Motion failed.**

Randy Wellman made the motion to increase the lot assessments by \$25 per year. Mike Parkhurst seconded the motion. Discussion followed. **Second was withdrawn, Motion was withdrawn.**

Dale Hansen made the motion to **increase the first level lot assessments by \$25 per year.** Jerry Nibarger seconded the motion. Discussion followed; clarity of motion was the primary subject of discussion. Call for the vote was requested. **Motion carried.**

**Increase Price of Commercial Lots beginning 2019:** Mike Parkhurst made the motion to increase the commercial lot assessment to \$1,000.00 per year. Randy Wellman seconded the motion. **Motion Failed.**

Randy Wellman made the motion to **increase the assessment of the commercial lot to \$400.00 per year.** Lynn McCarter seconded the motion. The vote was unanimous. **Motion carried.**

**Increased Special Assessments beginning 2019:** Alan Smith made the motion to increase special assessments on all lots of Leisure Lake Association **by \$1.00 per lot, per year.** Dale Hansen seconded the motion. Motion was passed unanimously. **Motion carried.**

**Rentals / Contracts to Own Homes:** Per Property deed restrictions recorded June 29th, 1960, and the Leisure Lake Association By-Laws revised January 2017 (Article X, Section N) the rental of houses is not permitted within the Leisure Lake Association. The Board requires that a copy of the recorded warranty deed and/or quit claim deed be provided to the Secretary of the Board as proof of ownership. Any property owners who currently are selling a piece of property on a rent to own contract are not in compliance with the existing by-laws and deed restrictions of the Leisure Lake Association and are required by the Board to make the necessary corrections. Your cooperation is appreciated by the Board.

The membership requirement of Leisure Lake Association is restricted per the By-Laws (Article I, Section 1) to property owners. There is not a provision for any other type of membership.

**Pontoon Parade:** The Pontoon Parade event will be announced in the newsletter. Jerry Nibarger made a motion to include the Entertainment Committee as part of a committee under the President of Leisure Lake. Lynn McCarter seconded the motion. Carolyn Kelso did not agree. **Motion carried.**

**Construction of Bridge:** The construction project for replacement of the wooden bridge on South Leisure Lake Drive is slated to begin May 5th, 2018 and last through May 24th. Once the

construction begins, the South Leisure Lake road will be closed to all traffic at the bridge for approximately 3 weeks. This is allowing time for the required curing time for the concrete bridge deck. An alternate route will be posted. Members and guests will need to go around the lake the other way, across the dam. Members are encouraged to pass information about this project to all guests and family.

**Bridge Lumber:** Kenny Thrap placed a request to purchase the old lumber from the old bridge deck for \$500. Lynn McCarter made a motion to accept to sell old bridge deck materials to Kenny Thrap for \$500.00. Dale Hansen seconded the motion. **Motion carried.**

Jerry Nibarger made the motion to adjourn. Lynn McCarter seconded the motion. **Motion carried.**

**Meeting was adjourned.**

Charlie Pattee, President  
Jackie Carley, Secretary