

Leisure Lake Association, Inc.
Board Meeting Minutes
January 11, 2025 Approved

President Charlie Pattee called the meeting of the Leisure Lake Association Board of Directors to order at 9:02 am Saturday January 11, 2025, at the Ann Hansen Community Center. Roll Call was taken

Board Members Present: Lynn McCarter, Kenny Thrap, Charlie Pattee, Grace Sivadge, Ardith Wellman, Michael Saindon, Vicki Baker, and Denise Lindquist (on phone)

Board Members Absent: Alan Smith

Guests: Max Dickerson, Carolyn Kelso, DeAnna McCarter, Rachael McCarter, Randy Wellman, Craig Knox, Jamie Allen, Dale Hansen, Romz W. Blila, Robert Johnson, Charles Smith, Tom Metzgar, Connie Metzgar, Curtis Stephenson, Russ Sivadge, Jack Wright (on phone)

Guess Discussion: Grace Sivadge talked to the board and guests about being able to hear the board meeting. Since we now have board members on the phone, we will be trying a new way so that everyone can hear well. We have two Bluetooth microphones, a speaker, and Russ Sivadge, to help us. She asked all of us to cooperate with the attempt to have better sound for everyone.

Craig Knox had questions about why the road committee can't do driveways. Mike Saindon answered that the road committee will be working on this issue.

Jamie Allen spoke to the board about not being able to do anything about the barking dogs. He passed out to each board member a written document from Lake Marie stating their method for enforcing the by-laws. Mike Saindon suggested that using this document as a guide would give the committees something to work on and come back to the board with a plan so we don't spend so much time discussing these issues at the board meetings.

Jack Wright, with President Charlee Pattee's permission to talk more than 2 minutes, discussed the issues he is concerned about. Jack asserted that his rights were violated in 2014. He had emailed each board member in advance of this board meeting, a picture of a May 2014 email written by president Rose Welch which was sent on Wednesday, May 07, 2014, stating the Agenda for the May 10, 2014 Board meeting Included a by-law change. According to Jack this was a violation of Article IX of the by-laws, since there was not a 5 day notice of the proposed by-law change. Jack asked the board to give a simple recognition that the timing of the notice was not 5 days and therefore this amendment was improperly adopted in 2014. Jack asked each board member to state publicly if they thought the by law was improperly adopted. All board members complied with Jack's request with 7 members agreeing that according to the email Jack has shown us the 5 day notice was not followed therefore concluding the by law was not properly adopted. One board member disagreed due to the extensive research he has done on this issue. As the meeting progressed Jack again attempted to recommend a motion to the board recognizing the by-law adopted by the board May 2014 be rescinded because of improper adoption. Jack was reminded that guests at the board meetings cannot make motions. He can put his topic on the February board agenda to be done properly. Denise Lindquist suggested that next month we can rescind the current by-law and approve a new by-law if this is added to the February agenda.

Approval of the December 14, 2024 minutes: Ardith Wellman made the motion to approve the December 14, 2024 Minutes, Vicki Baker seconded it. **Motion Passed.**

Approval of the November 2024 Financials. Grace Sivadge made the motion to approve the November 2024 Financials and Vicki Baker seconded it. **Motion Passed.**

Committee Reports

Road Committee: The roads worked on were Hillcrest Drive, Leisure Lake Drive, Lake View, and Fawnwood. The vehicle inspections have been done. Due to the major snow storm this week, Jamie Allen has now used up most of his allotted hours. He now has used up 237 hours and has 13 hours left.

Building Committee: Chairman Tom Metzgar reported that he has one new building plan for a 16 x 28 pole building that was submitted by Tommy Albers and will be discussed under new business. Tom also reported receiving a phone call about building a tiny home. After discouraging the person from building such a home the caller has failed to follow up with any building plans.

Lake and Property Maintenance/Spillway Committee: Dr. Pond has started the spillway project. The winter weather conditions have presently stopped the progress. Progress will continue once the weather conditions become favorable.

Budget Committee: No report

By Law Committee: Kenny Thrap reported that the by-law change for Article IV Directors Section II Qualifications will be resubmitted in February.

Legal Committee/Security Committee: Mike Saindon reported that Kevin Smith, Chairman, will be back at Leisure Lake on January 14th. The board was reminded that trespassers do not have to be taken to court. The proper letters with the trespassing, needs to be sent to the individuals and the sheriff. The Sheriff will come out and cite the individuals for trespassing.

Office Committee: We contacted the abstract office to do the warranty deed & title insurance on Unit 4, Lots 98 & 99 and notified them that the Lake would pay for it.

Quarterly taxes have been sent in. Under Old Business the procedures for when members are wanting to give property to the lake are in your stack of papers. If approved we will add to the Office Procedure Manual.

Covenant Committee: In the absence of Chairperson Sean Maschler, Vicki Baker reported that items in the covenant that still need to be resolved will be discussed in New Business.

Ann Hansen Committee: No report.

Vision and Mission Committee: Jamie Allen Coordinated Community Coffee on Saturday, January 4. Vision and Mission treasury balance to date is \$1,017.65. Our next Community Coffee will be Saturday, February 1, 2025. Respectfully submitted, Dan & Mindy Durham Co-Chairs Vision and Mission Committee.

Ladies of the Lake: Ladies of the Lake did not have a monthly meeting in December. On Saturday, December 14, we hosted the Annual Children's Christmas Party. Lora Kent and Connie Metzgar did an amazing job with planning, decorations, and worked hard to make this a festive experience for all our lake kids! Special thanks goes to Santa and Mrs. Claus who took time out of their busy schedule to come hang out with the kids! Treasurer Connie Metzgar reports that our expenses for November and December were \$699.95 leaving us with a treasury balance to date of \$3,118.10. Our next monthly meeting is scheduled at the Ann Hansen Community Center at 9:00 AM on Saturday, January 25, 2025. Respectfully Submitted, Mindy Durham, President, Ladies of the Lake.

OLD BUSINESS

- a) **Completion of the Railings on NW 2th (Township Road):** This was scheduled for today, however the 11" snowstorm Sunday night made the completion of the project impossible.
- b) **Rip Rap:** It is not finished yet, we should be able to finish it in the spring.
- c) **Water at Bathrooms at Beach:** The bathrooms have been winterized. Danny Stephens has been contracted to do the work.
- d) **Door at Maintenance Building:** Work has been finished!!
- e) **Procedures for signing over to Leisure Lake Warranty Deed:** A motion was made by Mike Saindon and Adith Wellman seconded to adopt the following procedure: If the legal team or office receives a request to donate a lot to the lake, it needs to be added to the agenda for the next board meeting. If the board agrees to take the lot, it will need to have a Warranty Deed and Title Insurance to protect the lake in case there are Liens against

the property. The board will need to decide if the member or the Lake will pay for the warranty deed and title insurance. The member will need to contact the abstract office to start the process of getting the deed transferred. **Motion Passed** with 0 no votes. A motion was made by Kenny Thrap and Lynn McCarter seconded to revise the wording to show that the Lake would be responsible for paying for research, warranty deed, and title insurance. **Motion Passed** with 0 no votes.

- f) **Procedure on individual v/s LLC forgiveness for one year.** This is already in the by-laws and procedures, it will stay as is.

NEW BUSINESS

- a) **Building Permit for Tom Albers - Building Committee:** The Building permit submitted on 12/20/24, by. Tom Albers, 30751, Dear Drive, Huxley, IA 50124 for Unit 4 lot 77, for a pole building 16x28. It was **approved** by the Leisure Lake Board of Directors.
- b) **Assessments (Regular or Special) - Kenny Thrap:** The following motion was made by Kenny Thrap and Lynn McCarter seconded: Sunset the Leisure Lake Association "SPECIAL ASSESSMENT" of the \$25.00 per lot effective December 31, 2025 (the end of the 2025 membership year). Increase the 2026 membership year assessments by \$25.00 per lot. \$25.00 of each lot assessment, to be earmarked for "CAPITAL IMPROVEMENT" projects only. (Not to be used for annual operating costs listed in the fiscal year budget), funds to be deposited in a savings account separate from the operational funds checking account. Breakdown to be \$225.00 for primary lot, \$200.00 for annual operational budget and \$25.00 for capital improvement budget. \$96.00 for secondary lots, \$71.00 annual operational budget and \$25.00 capital improvement budget, \$425.00 for commercial lot, \$400.00 for annual operational budget, \$25.00 for capital improvement budget. **Motion Passed** with 0 no votes.
- c) **Proposed By-law Revision Article I Section III F. - By-law Committee:** Kenny Thrap made a motion and Mike Saindon seconded to strike the words "for no profit" from Article I Section III F of the Leisure Lake Association By-laws. **Motion Passed** with 8 yes votes 0 no votes. As she won't have access to a phone for the next meeting, the board agreed to let Denise Lindquist send her vote to the board by email.
- d) **Review Covenant Declaration Kenny Thrap:** Kenny suggested that we put into the future covenant the CPI index plus 1% where the xxx are and the 2026 assessment fees.
- e) **Barking Dogs Jamie Allen:** Jamie again encouraged the by-law committee to start working on consequences for violations. Vicki Baker stated she has tried to get consequences for the bylaws for many years while on the board. She volunteered again to try to get this started with the by-law and legal committees.

Kenny Thrap made the motion to adjourn the meeting and it was seconded, Motion Passed. Meeting adjourned at 11:30.

Respectfully submitted,
Grace Sivadge
Acting Board Secretary