

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

Vice President Mike Saindon called meeting to order at 9:00am at Ann Hansen Community Building on March 8, 2025. Roll call was taken.

Board Members Present: Grace Sivadge, Alan Smith (last half), Lynn McCarter, Kenny Thrap, Ardith Wellman Lynn McCarter, and Charlie Pattee by phone

Board Members Absent: Denise Lindquist, Vicki Baker, (both Denise and Vicki voted on By-Law changes by e-mail)

Guests: Max: Max Dickerson, Kevin Smith, Russ Sivadge, Dale Hansen, Caleb White, Deanna McCarter Racheal McCarter, Craig Knox, Carolyne Kelso, Randy Wellman, Dave Knox, Connie Metzgar, Robert Johnson, Mindy Durham Dan Durham

Guest Discussion: Dale Hansen addressed the board about his concern that the AHCC was not properly cleaned up after the meetings a month ago on Saturday February 8, 2025. He encouraged the board to clean up after their meetings. When he checked on Shelter house he found coffee pot not cleaned up, trash in the kitchen as well as in the bathrooms and dirty utensils near kitchen sink. The second meeting of the day was budget Committee at 3:00pm. Dale was sure the Budget committee was not in the kitchen area during the meeting. After conferring with Mindy Durham president of LOL he found that the LOL has never been in charge of coffee and food at the board meetings. Dale reminded the board that there should be a \$50.00 deposit on file in the office for each committee that uses the AHCC. That way the Shelter House Committee can collect \$50.00 each time the AHCC is not cleaned up. Satisfactorily.

Approval of February Minutes: Lynn Mc Carter made a motion to approve the February 8, 2025 Minutes, Ardith Wellman seconded the motion. **Motion Passed Unanimously.**

Approval of January 2025 Financials: Grace Sivadge made a motion to approve the January 2025 Financials, Lynn McCarter seconded the motion. **Motion Passed Unanimously**

COMMITTEE REPORTS

Road Committee: Jamie Allen reported that in the past month there have been 2 snow events that have amounted to using 26 of his hours.

Building Committee: No Report

Lake Property Maintenance/Spillway Committee: No further work has been done on the dam. It has been too muddy. Chris Hood told Kenny Thrap that he would resume work as soon as it dries up.

Budget Committee: The budget committee met after the board meeting February 8, 2025 and made additional adjustments to the budget. Kenny Thrap, reported he hopes to have a meeting with all directors before April 2025 or May 2025 for approval of the budget. He also stated he would like to have another budget meeting this month (March 2025)

By-Law Committee: Sean Maschler, Chairman submitted the following report by e-mail. My apologies in advance for not being able to attend the board meeting on March 8, 2025, here is my report from the By-Law Committee standpoint. As requested at the February 8, 2025 meeting, here is a proposed process for observed violations of By-Laws.

- 1) Contacting their Unit Director by phone, e-mail, or in person with details and location of observed violation.
- 2) Contacting an At Large Director by the same methods and providing same information as #1.
- 3) Contacting the office via e-mail, phone, or in person with the complaint, so that the office may take the message and relay it to the appropriate Director.

- 4) Attend a regularly scheduled Board Meeting and lodge their complaint/observation during the open segment at the beginning of the meeting

After notification has been received, I recommend the process require research (observation) by 2 Directors. If the complaint violation involves a current director, or family member or a director, then research/observation should be performed by 2 unaffiliated Directors.

If the process is approved by the Board and installed, then I recommend a new segment of time be placed on each month's board meeting agenda to allow for reports by Directors for discussion by full Board and render a decision on any further action be taken, if appropriate. During this discussion time, the Board can vote to direct the office to send the appropriate letter to the property owner.

Audit Committee: No Report

Legal Committee/Security Committee: The Legal Committee has sent out 6 letters to people they are ready to take to court for being behind on their assessments. There has been no response so far. The committee furnished the Board pictures with names and addresses of people who were trespassing by using the dumpsters when not in good standing with their dues. The committee also presented pictures to the Board along with names and addresses of various properties around the lake in serious disrepair.

Office Committee: No Report

Covenant Committee: No Report

Ann Hansen Community Center Committee: No Report

Vision/Mission Committee: Vision-Mission served breakfast at Community Coffee on Saturday March 1, 2025. Our treasury balance to date is \$1,055.73. This includes expenses of \$10.52 and donations of \$44.00. All receipts and financials are submitted to the office. Our next community coffee will be Saturday April 5, 2025. We will also be hosting our second annual Easter Egg Hunt this same day from 12-1pm. Respectfully submitted Dan & Mindy Durham

Ladies of the Lake: Ladies of the Lake did not get together in February, so there is not much to report this month. We did have an informal coffee scheduled for Dino's diner, but due to schedules very few could attend so we cancelled. Our treasury balance to date is \$3,118.10. Our next meeting is scheduled for March 22, 2025 at 9am here at the AHCC building. We will be discussing the Annual Indoor Yard Sale that is scheduled for April 26, 2025. Respectfully submitted, Mindy Durham, President, and Ladies of the Lake.

OLD BUSINESS

- a) **Completion of Railing on NW 25th (Township Road):** The completion of the railing will be delayed
- b) **RipRap:** Tom Metzgar has talked to Chris Hood about taking charge of the rip-rap as he has the big equipment to pick it up, and use it on the spillway.
- c) **Water at Bathrooms at Beach:** Mike Saindon has checked with Danny Stephens who had agreed to fix the problems at the beach bathrooms. Danny Stephens replied that he will get to it later as it is not an emergency. To get the bathrooms fixed in a timely manner Lynn McCarter volunteered to check with J.D. Harris in Trenton to see if he has workman's comp.
- d) **Proposed By-Law Revision Article I Section III F Betterment Group – 3rd Reading:** Ardith Wellman made the motion to pass the following revision, and it was successfully seconded by Mike Saindon. The 3rd reading of the By-Law was as follows: F Leisure Lake Neighborhood Betterment Group: Properties purchased by a formally recognized betterment group whose mission is to acquire, clean-up and resale properties will have all past association assessments, fees, and liens, the current year association fees & one following fees waived, provided the covenant is signed and filed at the Grundy County Courthouse at the time of purchase. **There were 8 yes votes 0 no votes. Viki Baker and Denise Lindquist voted yes by e-mail to office. The Motion Passed Unanimously.**

- e) **Review Covenant Restriction:** Due to the fact that the Board and guests had no copies of the Covenant restrictions it was agreed to move this topic to next month's agenda.
- f) **Application for Betterment Group:** No new applications this month.
- g) **Update of procedures for consequences of enforcement:** Mike Saindon and Jamie Allen volunteered to go to the Health Department again next week to discuss issues of unsafe conditions on certain properties with Trash piled up. (See By-Law Committee Report in these minutes for more on g)
- h) **Recognize Qualifications By-Law not properly adopted:** President Charlie Pattee has received feedback from our attorney on this subject. The Board ask Charlie to get the attorney's opinion in writing. The meeting discussion then left topic as Randy Wellman ask if we were having a spring clean-up day this year 2025. Dan Durham answered that Vision/Mission would be in charge of spring clean-up day.
- i) **Road accessing Properties Unit 2, Lots 529-532:** Craig Knox addressed the Board asking for more clarification on this issue. Mike Saindon had met with Craig Knox last month after board meeting February 8, 2025 and thought they had reached an agreement. After much discussion, Mike agreed to meet with Craig again on his property after the board meeting March 8, 2025 to reach a resolution.
- j) **New Sign at office:** After much discussion, Mike Saindon agreed to bring to the Board a more definite proposal as to size, what the sign will say, and who will be making the sign.
- k) **Discuss use of Zoom during Board Meetings:** A motion was made by Kenny Thrap, seconded by Ardith Wellman and **Passed Unanimously** for \$160.00 per year to be paid by the Leisure Lake Association in order to have a zoom membership for the Ann Hansen Community Center. Dale Hansen has confirmed that a 70 inch T.V. will be donated for the use of Zoom.
- l) **Dilapidated Property Project:** A motion was made, seconded and **Passed Unanimously** to have certified letters sent asking the following property owners to either repair or remove the dilapidated structures on their properties. Tim & Rachel Seeley, Tim Spencer & Cassidy Hubbard, Susan Foster, Earl Adkins, Michael McKinney, Estate of Kathryn Berg, and the estate of Melissa Dyer(Brittany Dyer).

NEW BUSINESS

- a) **Proposed By-Law Revision Article IV Section II Qualifications 1st Reading – Kenny Thrap** Mike Saindon made the motion to accept the proposed language. Grace Sivadge seconded the motion. The proposed language for Article IV Directors Section II Qualifications is as follows: No person shall be eligible to become or remain a Director of the association who is not a paid up member or the member of a paid up member's household in good standing. **The vote was 8 yes votes and 0 no votes. Vicki Baker and Denise Lindquist voted yes by email. Motion Passed Unanimously.**
- b) **Proposed By-Law Revision Article XII Section VI E Watercraft Stickers – Kenny Thrap:** After much discussion and show of hands by the board and guests as to what type of watercraft should be included in the sticker requirements, it was decided to move this item to next month's agenda
- c) **Opinion from Robert Cowherd- Charlie Pattee:** The Board requested Charlie get the opinion in writing.
- d) A motion was made and seconded for the office to send out letters to the trespassers when we have the proper information. **Motion Approved Unanimously.**

Kenny Thrap made a motion to adjourn meeting, Mike Saindon Seconded the motion. **Motion Passed Unanimously.** The meeting was adjourned at 11:45am. The next board meeting will be Saturday, April 12th at 9:00 am at the Shelter House.

Submitted by:
Grace Sivadge
Board Meeting Secretary