

# Leisure Lake Association, Inc.

## Board Meeting Minutes

August 9, 2025 Approved

Charlie Pattee called the meeting to order at 8 am at the Ann Hansen Community Center. Roll call was taken.

**Board Members Present:** Charlie Pattee, Vicki Baker, Ardith Wellman, Kenny Thrap, Lynn McCarter, Grace Sivadge and Michael Saindon.

**Board Members Absent:** Alan Smith, Denise Lindquist & Stephanie Dolan

Guests: Caleb & Amanda White, Jamie Allen, Craig Knox, Kevin Smith, Max Dickerson, Dan & Mindy Durham, Charles Smith, Curtis Stephenson, Dan Hansen, Joe Hottcamp, Carolyne Kelso, Ardith Wellman, Connie Metzgar, Vicki Baker.

### **Guests Discussion:**

*Jack Wright:* Jack was seeking information regarding the Leisure Lake Associations Liability Insurance and if it covers volunteers while on Leisure Lake property. After review of the Volunteer Protection Act it was determined by the board that volunteers will not be personally liable in case of an incident. However, if the incident is due to gross negligence the volunteer will be personally liable and responsible for any costs incurred.

*Craig Knox:* Craig approached the board regarding some, three, trees adjacent to his property and on Leisure Lake Property. He would like permission to cut these trees down, the board agreed and asked that he be responsible for removal and cleanup of the trees after they are taken down.

Craig also addressed the board regarding adding some gravel by the dock located at Little Leisure due to sinking into the ground while putting watercraft into the water. The board agreed that this is something that needs to be addressed.

**Approval of July Minutes:** Kenny Thrap made a motion to approve July board meeting minutes; Ardith Wellman seconded the motion, it **passed unanimously**.

**Approval of June Financials:** Mike Saindon made a motion to approve the June financials; Lynn McCarter seconded this motion, it **passed unanimously**.

## **Committee Reports**

**Road Committee:** Mike Saindon reports that progress continues to be made on the roads.

**Building Committee:** It was reported that a building permit was granted to Kenny Thrap and that Robert Johnsons had turned in paperwork to the office for a building permit and is pending approval.

**Lake & Property Maintenance/Spillway Committee:** The weeds around the dam were cut down and this is very much appreciated by all members of the board.

**Budget Committee:** N/A

**By-Law Committee:** N/A

**Audit Committee:** N/A

**Office Committee:** The office reports that they only tell people that the covenant needs signed if it is a betterment group or a current member that is past due on assessments and wants them to be forgiven. Those are the only two instances where the covenant being signed is approached. In the last year there have been 9,207 visits to the Leisure Lake Association website. The office also stated that if you have a property for sale, you can contact the office, and they will post it on the website free of charge.

**Nomination Committee:** N/A

**Covenant Committee:** The Covenant Committee stated that there will be no readings at the August board meeting due to the annual meeting being held on the same day and that it will resume in September.

**Ann Hansen Community Center Committee (AHCC):** It was reported that they did a walking taco event and raised \$625.

**Vision/Mission Committee:**

- Community Coffee was held on Saturday August 2, 2025, at the Ann Hansen Community Center. Biscuits, gravy and hashbrowns were served. An additional picnic table was put by the dock.
- The dirt work is completed by the playground area at the Community Building. Grundy County Electric has agreed to deliver poles for the border, and the committee needs some more weed barrier to put down. Volunteers and donations are welcome.
- All the wooden benches and the posts along the road have been painted and they are in the process of repairing & repainting the existing beach picnic tables.
- The wax rings were replaced in both the men's and women's bathrooms and they are no longer leaking around the bases.
- The committee would like to thank all the people that provide toilet paper for the bathrooms as well as Jamie Allen!
- The treasury balance to date is \$987.37, this includes expenses of \$242.90, and donations from the August Community coffee in the amount of \$74.
- All receipts and financials have been submitted to the association office.

### **Ladies of the Lake:**

- A meeting was held on July 26, 2025, at the home of Grace Sivadge with 8 members present. The treasury balance to date is \$4,347.67.
- On the evening of August 9, 2025, at 6 pm the committee will be hosting the annual meet and great carry in dinner. Meat will be provided, and everyone is asked to bring a side dish or dessert to share.

### **Old Business**

#### **A. Applications for Betterment Group and SOP**

- a. Denise Lindquist is currently working on a draft

#### **B. Building Permits**

- a. Robert Johnson- Pending Approval
- b. Kenny Thrap- Approved

#### **C. Review of Covenant restrictions**

- a. Will resume at September's meeting
- b. Covenant has been added to the website for review and comments from the community and its members

#### **D. Riprap stored at maintenance building**

- a. Mike Saindon reports that the pile is getting smaller as work continues. States that if more people were to volunteer the project could be completed sooner.

#### **E. New Sign at Office**

- a. Mindy Durham purchased the sign for the front office using personal funds to be reimbursed to her through the Leisure Lake Association, Inc. Capital Improvement Fund.

#### **F. Discuss Zoom use during meetings**

- a. Dale Hansen reports that Craig Knox is going to be building the cabinet.

#### **G. Grundy County Fire District**

- a. We need more signatures

#### **H. Written procedure for harvesting pictures from cameras**

- a. Kevin Smith states that this is work in progress

#### **I. Playground equipment at the AHCC**

- a. The space has been dug out and is currently waiting for the poles to be delivered from Grundy County Electric for the border.

#### **J. Culvert for Parkview Drive**

- a. The culvert has been delivered

#### **K. Election Committee**

- a. Unit 1- Russ Sivadge
- b. Unit 2- Diane Hoppe
- c. Unit 3- Jamie Allen
- d. Unit 4- Carolynne Kelso

**L. Property update on south parking lot of AHCC**

- a. A motion was made to purchase gravel for the parking lot across from the shelter house with funds coming from the Capitol Improvements, it was seconded and passed unanimously.

**M. Buoy by Dale Hansen**

- a. This has been completed

**N. Dilapidated properties**

- a. To move to closed session

**New Business**

**A. Purchasing grapples for tractor- Road Committee**

- a. A motion was made to buy a grapple for the Leisure Lake Association tractor. \$4,500 will be allocated from the Capitol improvements fund for purchase. The motion was seconded and passed unanimously.

**B. Drone spraying of lily pads- Lake & property Committee**

- a. Lynn McCarter has stated that he has someone he is going to reach out to regarding a quote for the spraying in which the funding will come from the Lake Improvement Fund.

**C. Dock at Little Leisure**

- a. The new dock has been installed.
- b. Adding gravel next to dock for a launch pad.
- c. A motion was made to purchase 1 load of 4-inch gravel to put next to the dock with funds coming out of Capital Improvements. Motion was seconded and passed unanimously.

**D. Location for burning brush at Little Leisure- Lake and Property Committee**

- a. Designated area for brush pile was approved, currently for lake use only. A motion was made and seconded, it passes unanimously.

**E. Replace shingle roof on ELB building**

- a. Labor has been volunteered and donated by Robert Johnson.
- b. Motion was made to allocate \$5,000 from Property Maintenance budget for supplies. Motion was seconded and passed unanimously.

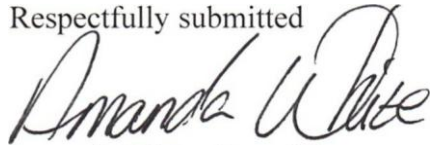
**F. New Tires for dump truck-Jamie Allen**

- a. Report was made that the dump truck tires need to be replaced as it currently only has one good tire. New tires will be purchased using Equipment Repair funds in the amount of \$1500.
- b. Motion was made to approve the purchase; it was seconded and passed unanimously.

At 9:48 Am it was moved by Kenny Thrap and seconded Charlie Pattee seconded that we recess this meeting and go into closed session. **Motion passed unanimously.** The closed session discussed security cameras, dilapidated buildings and letters sent to district court.

At 10:36 am Kenny Thrap moved to end closed session. The motion was seconded and **passed unanimously**. Grace Sivadge made a motion to adjourn the meeting; this motion was seconded and **passed unanimously**. Meeting was adjourned at 10:37 am. Th next board meeting will be Saturday, September 13, 2025, at 9:am at the AHCC.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Amanda White". The signature is fluid and cursive, with the first name "Amanda" and the last name "White" clearly distinguishable.

Amanda White, Board Secretary

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