

Leisure Lake Association, Inc.  
Board Meeting Minutes  
December 14, 2024 Approved

President Charlie Pattee called meeting to order at 9:02 am. Roll call was taken

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

**Board Members Absent:** Alan Smith, Ardith Wellman, LayLonnie Charles, Michael Saindon

**Guests:** Max Dickerson, Kevin Smith, Bobby Bishop, Barney McCoy, Joe Holtkamp, Carolyn Kelso, Craig Knox, Dale Hansen, Dan Durham, Mindy Durham, Charles Smith, Curt Stephenson, Jamie Allen, Richard Johnson, Deanna McCarter, and Rachael McCarter.

**Guest Discussion:** Craig Knox spoke to the board about an easement he is considering giving to the Leisure Lake Association to be used for access to work on the dam and spillway. Lynn McCarter suggested that the easement needs to be recorded in Grundy County. This has to be done through a lawyer. Kenny Thrap stated the board needs to decide how much easement will be needed to service the dam.

**Approval of November 9, 2024 Minutes:** A motion was made by Lynn McCarter to approve the minutes, Vicki Baker seconded the motion. **Motion Passed.**

**Approval of October 2024 Financials:** Kenny Thrap made a motion to approve the October 2024 Financials, Lynn McCarter seconded the motion. **Motion Passed**

## **COMMITTEE REPORTS**

**Road Committee:** The dump truck is due for inspection (\$12.00) and registration \$103.50. It was noted that these expenses are in line item in the budget, and do not require a motion.

**Building Committee:** No Report

**Lake and Property Maintenance/Spillway Committee:** Broken concrete and an excavator have been moved into the end of spillway. The temporary easement is to only allow Chris Hood and board members to use the land. ATV's and others are not allowed. Johnny Maples has leased his land for hunting this winter. Verification of liability needs to be in the office.

**Budget Committee** No Report

**By-Law Committee** No Report

**Audit Committee** No Report

**Legal Committee/Security Committee** Kevin Smith reported that three people could not be served. He will be going to court this Wednesday December 18<sup>th</sup> 2024

**Office Committee** The following report from Becky Thrap was read to the board and guests; it is our busy time of the year with all of the 2025 assessments. Lora, our secretary, works Monday, Friday, Saturday Since she lives here people have been asking her to come in the office on her days off. You need to wait until the office is open. We have 4 people in breach of contact. We gave the list to the legal committee again last weekend.

**Treasurer's Report:** Money was transferred from savings to checking to pay for the 50% deposit \$28,150 for the construction at the spillway

**Covenant Committee:** Grace Sivadge reported the committee held an informal discussion after community coffee December 7<sup>th</sup>, at the AHCC. Interested attendees voiced their opinions concerning changes to the Covenant. A copy of the latest revised Covenant was printed and made available today to all board members and guests.

**Ann Hansen Community Center Committee:** No Report

**Vision/Mission Committee:** Dan Durham, Co-Chair, reported that Jamie Allen took care of the community coffee on Saturday December 7<sup>th</sup> since Mindy and I was on vacation. Our treasury balance to date is \$1,009.42. Our next community coffee will be Saturday January 4<sup>th</sup>, 2025

**Ladies of the Lake:** Mindy Durham Ladies of the Lake President reported the following: On Saturday November 16, Ladies of the Lake hosted a Treasure Bingo Night. Fourteen people from the community attended. Even with a small number, it was fun and a couple of new members attended. We had a meeting on Saturday November 23<sup>rd</sup> 2024 with ten Ladies present. We discussed this year's Christmas Party and confirmed that we will not be doing our annual Christmas Caroling and cookie exchange event this year. We finalized our 2025 event schedule. Our treasurer was on vacation and not present for a report. To date an exact treasury balance is not available, but will be reported at the next board meeting. Our Children's Christmas Party is scheduled for Saturday December 14<sup>th</sup> from 2 to 3 pm

## OLD BUSINESS

- a) **Dam Spillway:** This topic will stay on the agenda until the project is completed
- b) **Completion Of railing on NW 25<sup>th</sup> (Township Road):** Due to health issues of workers and their family members, the project is still waiting to be completed.
- c) **Riprap:** Jamie Allen stated that he and Mike Saindon never received a contact phone number from Tom Metzgar
- d) **Water at Bathrooms at Beach:** We're still waiting for the contractor to complete the work
- e) **Door at Maintenance Building:** The door has been delivered. Curtis Stephenson has volunteered to help get it installed
- f) **Donation of Lot Numbers 98 & 99 in Unit 4:** Kenny Thrap moved that Leisure Lake initiate the process of title search for lots 98 and 99 in Unit 4 and Leisure Lake would incur the costs for said title search and title insurance. Motion was seconded by Denise Lindquist. **Motion Passed.** A motion was made to defer association fees on lots 98 & 99 Unit 4 until the transaction is completed and was seconded. **Motion Passed**

## NEW BUSINESS

- a) **Court Case – Bobby Bishop:** The board agreed to go into closed session at the end of regular board meeting to determine the action to be taken on this case.
- b) **Possible Lead in Pipes at Shelter House, Bath House, and Office:** The board discussed the fact that this concern came from a letter sent out to every resident in Grundy County. No action was taken
- c) **Property signing over to Leisure Lake Warranty Deed – Jack Wright:** In the absence of Jack wright, Kenny Thrap stated that the warranty deed information needs to be in the procedural manual in office. That way if a warranty deed issue comes up individuals can refer to the procedural manual in office. This should help avoid the situation of people wanting to give their unusable lots to the lake to avoid paying assessments and taxes.
- d) **Article IV Section III By-Law – Kenny Thrap:** Kenny has done research on this Article as there was some objection that it had not been properly passed in 2014. He found that on March 25<sup>th</sup> of 2014 the board was notified of a possible change in the by-law. In April board meeting of 2014 the vote on this by-law was deferred (because not enough members present) until the May meeting when they had 8 affirmative votes and it passed. That by-law was again revised in 2019. In April of 2019 a by-law change of Article IV carried on 8 votes. After that, revisions were brought up twice and failed twice. In 2022 it was proposed to eliminate the requirements of a signed Covenant in qualifications which failed to receive 8 votes and again in 2024 the same, failed to receive 8 votes.

- e) **Cash in CD – Kenny Thrap:** Kenny Thrap made a motion that if needed we cash in the lower denomination CD to put in our checking account and enable us to pay our obligation to the contractor performing work on the spillway project. The funds are to be reimbursed by the capital improvements fund. Viki Baker seconded the motion. **Motion Passed.**
- f) **Procedure on Individuals v/s LLC forgiveness for 1 year – Kenny Thrap:** President Charlie Pattee read aloud the by-law Article I Section III Assessments, Part F Leisure Lake Betterment Group. After much discussion between board members and Dale Hansen, the board agreed to send a request for a by-law change to the by-law committee.

Motion was made, Seconded and **Motion Passed** to recess for a closed meeting to have discussion with Leisure Lake Property owner Bobby Bishop. The results of the closed meeting was that the board and legal committee Chairman, Kevin Smith, agreed to take Bobby Bishop off the court list for December 18<sup>th</sup> 2024, and revisit the situation in 6 months in June 2025. A motion was made by Kenny Thrap and seconded by Lynn McCarter to go back to regular business. **Motion Passed.**

A motion to adjourn meeting, was made and the motion was seconded. **Motion Passed.** The meeting was adjourned at 10:53 am. The next board meeting will be Saturday, January 11<sup>th</sup>, 2025 at 9:00 am at the Ann Hansen Community Center.

Submitted by  
Grace Sivadge