

Leisure Lake Association, Inc.

Approved Board Meeting Minutes

November 8, 2025

Michael Saindon called the meeting to order at 9 am at the Ann Hansen Community Center. Roll call was taken.

Board Members Present: Vicki Baker, Dale Hansen, Dave Knox, Kenny Thrap, Caleb White, Ardith Wellman, Mike Saindon, Stephanie Dolan and Denise Lindquist.

Board Members Absent: Lynn McCarter

Guests: Amanda White, Max Dickerson, Craig Knox, Sean Maschler, Connie Metzgar, Dan Durham, Mindy Durham, Robert Johnson, and Kevin Smith.

Guests Discussion:

Craig Knox approached the board with a layout of a proposed remodel of the bathroom area at the beach. The board asks that Craig provides them with a cost estimate for the entire bathroom remodel.

Connie Metzgar approached the board about why there is not a flag flying and stated that she would donate one if needed be. It was determined that the flag can't be flown at night without a light on it and at the current moment there are no lights where the flag is hung.

Approval of October Minutes: Kenny Thrap made a motion to approve October board meeting minutes; Caleb White seconded the motion, **Motion passed unanimously.**

Approval of September Financials: Denise Lindquist made a motion to approve the September financials; Dale Hansen seconded this motion, **Motion passed unanimously.**

Committee Reports

Road Committee: Mike Saindon reports that Hillcrest is almost completed. It was also reported that GRM is doing roadwork to clean up their mess after they have completed all fiber optic work.

Building Committee: Craig Knox granted a building permit

Lake & Property Maintenance/Spillway Committee: Kenny Thrap reports that the walleye had been put into the lake on November 7, 2025. Work on the spillway is to start next week.

By-Law Committee: N/A

Audit Committee: N/A

Office Committee: Lora Kent has received part of her notary supplies; she is just waiting on her stamp. Denise Johnson and Lora are meeting with Amanda White after the board meeting to go over audit procedures and complete the first quarters audit, Denise has completed the quarterly taxes. Please look over the revised board of directors list, if any changes need to be made, please let the office know.

Covenant Committee: Will be discussed in old business.

Ann Hansen Community Center Committee (AHCC): Thanksgiving dinner this evening.

Vision/Mission Committee:

- Coffee was served on Saturday November 1
- Treasury balance to date is \$950.71. This includes expenses of \$134.82 and \$107 in donations.
- Next week, weather permitting, we plan to lay a weed barrier and begin the construction of the playground equipment.
- There will be a raffle for the Ham & Turkey Fundraiser. The winning ticket will be drawn November 15.
- All receipts and financials have been submitted to the association office.

Ladies of the Lake:

- The ladies met on October 25 for coffee with 9 members present
- Account balance to date is \$4,417.67. This includes \$200 in event expenses and \$59 from the Halloween bash 50/50.
- \$2000 allocated for the AHCC AC system
- \$450 allocated for the playground project
- November 8 Thanksgiving Dinner with BINGO to follow
- Next meeting Saturday November 22
- The treasury balance is \$4,508.67

Old Business

A. Applications for Betterment Group and SOP

- a. Covenant needs to be signed for properties looking for assessment forgiveness, to be revisited at next month's meeting.

B. Building Permits

- a. No new permits

C. Review of Covenant restrictions

- a. #23 to be reviewed at the next meeting with changes to be made.

- D. New Sign at Office
 - a. Currently waiting for an electrician to come and run the electrical. Sign installation is complete.
- E. Discuss Zoom use during meetings
 - a. Dale Hansen reports that the TV has been mounted with a cabinet being built.
- F. Grundy County Fire District
 - a. We need more signatures, but it is almost completed
- G. Written procedure for harvesting pictures from cameras
 - a. Kevin Smith states that this is work in progress
- H. Playground equipment at the AHCC
 - a. Poles have been delivered and equipment to start getting put together
- I. Replace shingles on roof ELB building
 - a. Volunteers are needed and welcome to complete this project
- J. AHCC air conditioning
 - a. Caleb has contacted the guy that the units will be purchased from. The person only had 1 unit left in stock and ordered another one. When it comes in, Caleb will be notified and the units picked up.
- K. Purchase fish
 - a. This has been completed
- L. Rebuild maintenance door
 - a. In progress
- M. Beach house septic issues
 - a. This is being addressed
- N. Repair leak at dam
 - a. This project is due to start next week

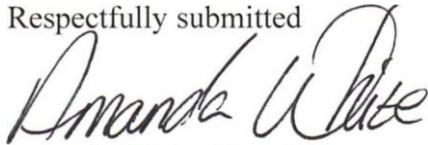
New Business

- A. By-Laws board will enforce- Sean Meschler
 - a. What is the process for abandoning a by-law? What by law is the board able to enforce and which ones need to be removed. To be discussed at the next board meeting.
- B. Getting card payment system at office- Dave Knox
 - a. Amanda to speak to the office staff regarding the use of a card reader. Will provide more information at the next board meeting
- C. Culvert on Dam Hill- Craig Knox
 - a. Craig asked the board if they would provide a culvert to put onto his property to continue to allow access to lake property from his. Dale made a motion to provide Craig with a culvert, Kenny seconded it. **Motion passed unanimously.**
- D. Forest & NW 25th Street brush removal- Craig Knox
 - a. Talk to the property owner about cleaning up the brush along the road
- E. ELB rental procedures when payment is not received Office
 - a. The rental contract will be revised for removal of property due to non-payment.

At 12:42pm it was moved by Caleb White and seconded by Kenny Thrap that we recess this meeting and go into closed session. **Motion passed unanimously.** The closed session discussed security cameras and court proceedings.

At 1:14 pm Kenny Thrap moved to end closed session. **The motion was seconded and passed unanimously.** Kenny Thrap made a motion to adjourn the meeting; this motion was seconded by Denise Lindquist **Motion Passed.** Meeting was adjourned at 1:15 pm. The next board meeting will be Saturday, December 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 last name "White" clearly distinguishable.

Amanda White, Board Secretary