

# Leisure Lake Association, Inc.

## Approved Board Meeting Minutes

October 11, 2025

Lynn McCarter 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, Lynn McCarter, Kenny Thrapp, Caleb White, Ardith Wellman, Mike Saindon and Denise Lindquist.

**Board Members Absent:** Stephanie Dolan

**Guests:** Amanda White, Robert Johnson, Kevin Smith, Rachel McCarter, Richard Farmer, Lora Kent, Max Dickerson, Carolyn Kelso, Craig Knox, Mindy Durham and Dan Durham.

### **Guests Discussion:**

Mindy Durham wanted to thank Kenny Thrapp and Jamie Allen for all the work they have done on the dam, it looks great!

**Approval of September 13, 2025, Minutes:** Kenny Thrapp made a motion to approve September board meeting minutes; Ardith Wellman seconded the motion, **motion passed unanimously**.

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

## **Committee Reports**

**Road Committee:** Mike Saindon reports that Jamie Allen has been doing rock and following the procedure for the 4-year plan, we are currently on year 3. A map of the road plan is now available for display in the AHCC.

**Building Committee:** Permit for Craig Know under review. Robert Johnson permit is still under review as it has not been turned in at this time. Robert does not plan to do any work until a later date.

**Lake & Property Maintenance/Spillway Committee:** Richard Farmer, DBA Midwest Concrete, spoke about how he could repair the dam by drilling holes under the spillway and injecting them with HydroFoam to fix the drainage issue. The cost of this process will be \$12,000 with an additional follow up visit as not additional cost to the Lake.

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

**Audit Committee:** N/A

**Office Committee:** We haven't received anything from the committees for the newsletter. We also need a letter from Lynn McCarter for his president's letter, please send it to the office this week. We are going to do audit training with Amanda White next month after the board meeting. We have a person that just passed away that owes several years in back assessments. Does anyone on board know procedures for filing on the estate, if so, please contact the office.

**Covenant Committee:** See Old Business

**Ann Hansen Community Center Committee (AHCC):** Dale Hansen wanted to let everyone know that the tree across the road has been claimed and he would like it to be left alone. Also, there are two roaster ovens that are missing from the AHCC, if anyone knows where they might be please return them.

**Vision/Mission Committee:**

- Biscuits and Gravy were served at Community Coffee on October 4, 2025.
- Treasury balance is \$978.53, this includes all expenses and donations
- As a fundraiser we are holding a Holiday Raffle for smoked turkey and a spiral ham. Tickets are \$5 each or 3 for \$10 and can be purchased at the office, from Ardith Wellman, or from Dan or Mindy Durham. Two winners will be drawn on Saturday November 15, 2025, with delivery the week before Thanksgiving.
- During the last month we have completed more painting at the beach.
- The poles for the playground at the AHCC have arrived so progress on the playground can continue.

**Ladies of the Lake:**

- LOL held a meeting on September 27, 2025, to discuss the current treasury balance as well as upcoming events. 9 members were present.
- The account balance to date is \$4,508.67
- We currently have \$1,000 allocated for the air conditioning unit for AHCC, the group voted to add an additional \$1,000 for this project. Currently we have \$2,000 earmarked for the air conditioning project at AHCC.
- \$450 is still earmarked for the playground ground cover.
- October 25, 2025, at 6 PM LOL will be hosting the annual Halloween Bash. There will be a trunk or treat as well as games and food for the community. Everyone is welcome to come and enjoy the fun!
- The next LOL meeting is scheduled for October 25 at 9 am.

## **Old Business**

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

- a. Denise Lindquist presented what she had written at this time. The board will take it under advisement, and it will be voted on at the November board meeting.
- B. Building Permits**
  - a. No new permits
- C. Review of Covenant restrictions**
  - a. Please see attached documents for covenant change.
- D. Riprap stored at maintenance building**
  - a. Completed
- E. New Sign at Office**
  - a. In Progress. Mike Saindon has two poles in the ground and Kevin Smith is working on the computer software. All necessary lines still need to be installed.
- F. Discuss Zoom use during meetings**
  - a. There was a suggestion to use a tv hanger, this is not applicable for the placement of the tv. Need a cabinet built on the wall to fit the tv.
- G. Grundy County Fire District**
  - a. We need more signatures, and we will pass signature sheets at this evening's fish fry event.
- 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 poles have been delivered so that progress can resume.
- J. Property update on south parking lot of AHCC**
  - a. Completed
- K. Purchase Grapple for Tractor**
  - a. Grapple is here, need hoses made
- L. Drone spraying of lily pads**
  - a. Kenny Thrapp has made contact, and it is too late in the season to spray. This will be revisited at a later date.
- M. Replace shingles on roof of ELB building**
  - a. Robert gave them a list of things needed to complete the project, still needing nails.
- N. AHCC air conditioning**
  - a. Caleb White addressed the board about purchasing two 32,000 BTU split air/heat units at \$1,700 each. LOL has \$2,000 allocated for this project with the remaining \$2,000 coming from the capital improvement account. Ardith Wellman made the motion to approve the allocation of \$2,000 from the Capital Improvement Fund for this project; Mike Saindon seconded this motion, it **passed unanimously**.
- O. Assessments increase or stay the same**
  - a. This is revisited from the last board meeting. Recommendation was to increase 1st lot \$7. After discussion Mike Saindon made the motion to increase the 1st lot assessments \$25; Dale Hansen seconded it. Motion passed, 6 yes, 2 no, 1 abstain.
- P. Mowing north side of Leisure Lake Dam**

- a. Bid from Gabe Buzzard to mow big leisure was \$5-750 and for little leisure \$250-350. Lynn is going to talk to Gabe about mowing behind the dumpster area as well. Kenny Thrap made the motion to allocate \$1,300 from property maintenance funds for mowing; Dale Hansen seconded it, it **passed unanimously**.

**Q. Purchase Fish**

- a. 7 Inch Walleye has been ordered for the lake.

**New Business**

**A. Beach House septic issues/Maintenance of properties- Mike Saindon**

- a. There is an overflow hose running in one of the toilets. It was decided that there would be a purchase up to \$250, using capital improvement funds, of a camera to use to see what is blocking the lines.

**B. Charlie Pattee- Resignation from board**

- a. Charlie Pattee has resigned from the board as of September 19, 2025

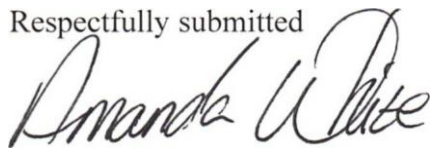
**C. Repair leak at Dam**

- a. As discussed in Lake & maintenance Committee, there was a discussion in hiring Richard Farmer with DBA Midwest Concrete, to repair the leak using a HydroFoam method in the amount of \$12,000. Dale made the motion to approve the hiring of DBA Concrete with the funds coming from the Capital Improvement Account; Vicky seconded the motion, it **passed unanimously**.

At 11:42am it was moved by Kenny Thrap and seconded by Caleb White that we recess this meeting and go into closed session. **Motion passed unanimously.**

At 12:47 pm Caleb White moved to end closed session. The motion was seconded and **passed unanimously**. Vicky Baker made a motion to adjourn the meeting; this motion was seconded by Caleb White and **passed unanimously**. Meeting was adjourned at 12:47pm. Th next board meeting will be Saturday, November 8, 2025, at 9 am at the AHCC.

Respectfully submitted



Amanda White, Board Secretary