

Leisure Lake Association, Inc.  
Board Meeting Minutes  
July 12, 2025 Approved

Mike Saindon called the meeting to order at 9:00 at the Ann Hansen Community Center. Roll call was taken.

**Board Members Present:** Grace Sivadge, Lynn McCarter, Kenny Thrap, Denise Lindquist, Ardith Wellman, Mike Saindon  
Stephanie Dolan

**Board Members Absent:** Alan Smith, Vicki Baker & Charlie Pattee

**Guests:** Robert Johnson, Max Dickerson, Kevin Smith, Craig Knox, Amanda White, Calab White, Carolyn Kelso, Deanna McCarter, Rachael McCarter, Dan Durham, Mindy Durham, Ardith Wellman, Sean Maschler, Jamie Allen, Connie Metzgar, Charles Smith, Curtis Stephenson.

**Guest Discussion:** None

**Approval of the June Minutes:** Mike Saindon made a motion to approve the June minutes: Denise Lindquist seconded the motion. **Motion passed Unanimously.**

**Approval of May Financials:** Denise Lindquist made the motion to approve the May financials, Grace Sivadge seconded the motion. **Motion passed unanimously.**

#### **COMMITTEE REPORTS**

**Road Committee:** Back side of Little Leisure was mowed. The water side of the dam still needs mowed and few small trees need removed.

**Building Committee:** No report

**Lake & Property Maintenance/Spillway Committee:** Lynn McCarter volunteered to find a local person to do the drone spraying.

**Budget Committee** No report

**By-Law Committee:** No report

**Audit Committee:** Amanda White volunteered to be on the Audit Committee. The group was reminded that Katie King CPA does an audit of Quick Books every year.

**Office Committee** We received Craig Knox's deed for Unit 4 lots 98 & 99. Quarterly taxes completed. Just a reminder we need a volunteer to take minutes at the board meeting in September. Amanda White volunteered for this position.

**Election Committee:** See New Business

**Covenant Committee:** See old business (c) Sean Maschler noted that the office staff cannot tell new property owners they are required to sign the covenant.

**Ann Hansen Community Center Committee:** The committee held a fundraising event on July 4th at the boat dock and earned \$625.00. The lot across from the AHCC has been staked out for a 90 by 20 feet parking lot. Dale Hansen's LLC is requesting \$150.00per hour to level the land and spread gravel.

**Vision/Mission Committee:** Vision and Mission held their Community Coffee on Saturday, July 5 at the Ann Hansen Community Center. Pancakes, French toast, and sausage were served. Special thanks to Dave, Angela, and Craig Knox for cooking and helping serve the breakfast to those attending. The Knox Family traditionally reserves the AHCC Building over the Fourth of July holiday, and instead of cancelling Community Coffee on this day we very much appreciate their sharing part of their Christmas in July family time with those attending. Serving hotdogs on July 4th weekend at the beach was again successful. We went through forty(40) Oscar Mayer hotdogs, as well as forty (40) Smithfield hot dogs and all buns were donated. People at the beach on Saturday, July 5, really seemed to enjoy Vision and Mission hot dogs with multiple people coming back for seconds.

We held two community meetings in June to gather volunteers and opinions on the playground sets that are currently being stored in the Community Center. We had two completely different sets of people attend each meeting and we will be presenting our plan for approval today to the board.

This month, we have been working at the beach scraping benches and working on the bathrooms. We added "Please do not flush anything but toilet paper" signs and toilet paper holders in both men's and women's bathrooms. We replaced the broken toilet lid on the women's toilet. Due to safety concerns, as well as adding some children's play equipment, we moved the jungle gym to Little Leisure. Our treasury balance to date is \$1,156.27. This includes expenses of \$83.58, and donations of \$185.00 from July Community Coffee & Hot Dogs at the beach. All receipts & financials have been submitted to the Association Office. On our Saturday, August 2nd, Community Coffee, we will be serving breakfast with all the donations going specifically toward the first new playground set being constructed at the Ann Hansen Community Center. Respectfully Submitted Dan & Mindy Durham, Co-Chairs Vision Mission.

**Ladies of the Lake:** On Saturday, June 28, 2025, a meeting was held at the Ann Hansen Community Center with seven (7) members present. We finalized our July 5th Ice Cream event and discussed other upcoming events. At 4pm on Saturday July 5, we served Ice Cream at the Beach. Ardith Wellman and Deanne McCarter co-chaired this fun event. Homemade cookies and brownies were also served. We have some great cooks and bakers in our group! Although, I don't have a specific headcount of the number we served, we did go through 5 gallons of ice cream this year. Respectfully submitted, Mindy Durham, President Ladies of the Lake.

## **OLD BUSINESS**

- a) **Applications for Betterment Group & Status of SOP:** No new applications were presented. Denise Lindquist presented a Procedure for Betterment for the board to discuss. The board decided to strike the sentence "Established group must maintain expense log and receipts for auditing purposes." The SOP is a work in process.
- b) **Building permits:** None submitted.
- c) **Review of Covenant Restrictions:** Sean Maschler read aloud an extensive list of changes made by the Covenant committee for the new proposed covenant. Restriction 8 easements, restriction 11 buying and selling property, restriction 12 summer dwellings, restriction 14 destroyed dwellings and restriction 15 maintenance were approved as amended. Restriction 12 renting property will be discussed further.
- d) **Riprap:** The board agreed to continue collecting riprap at the pile by the maintenance building. Kenny Thrap expressed concern that some riprap might have to be relocated to gain access to Mr. Maples land for a project that private lake citizens have agreed upon to compensate Mr. Maples for the use of his land to repair the spillway.
- e) **New sign at the office:** A motion was made by Kenny Thrap and seconded by Mike Saindon to allocate \$2,500 from capital improvements fund for the sign, electrical, and all equipment necessary for installation. **Motion passed unanimously.**
- f) **Discuss Zoom during our monthly meetings:** Dale Hansen reported that it will not be set up by August.
- g) **Grundy County Fire District:** This project needs more interested volunteers. Mike Saindon has the forms if anyone is interested in taking them around. So far only one other person has volunteered to take forms around.
- h) **Written procedures for harvesting pictures from cameras/Legal:** Kevin Smith reported he currently has an outline for this.
- i) **Boat Sticker Receipt Form Proposal:** Kenny Thrap moved we accept this proposal as written. Lynn McCarter seconded the motion. **The Motion Passed Unanimously** and will take effect in 2026 See exhibit A.
- j) **Trespassing/dumpsters:** This will be brought up in closed session.

## NEW BUSINESS

- a) **August Board Meeting – move it to 8:00 or leave at 9:00 – Office:** Stephanie Dolan moved to move the meeting from 9:00 to 8:00. Denise Lindquist seconded the motion. **Motion passed unanimously.**
- b) **Culvert for Parkview Drive – Jamie:** Kenny Thrap moved to allocate \$500.00 from the rock and culvert fund for a metal culvert. The motion was seconded. **Motion passed unanimously.**
- c) **Playground equipment AHCC – Vision Mission:** Dan Durham reported that the playground will be 30 x 30 feet, with 4-6 inches deep rubber base. The committee has the funds to complete the project and plans to break ground July 21-22. Kenny Thrap made the motion to approve the Vision-Mission playground plans for playground equipment at the AHCC as presented by Dan Durham. Ardith Wellman seconded the motion. **Motion passed unanimously.**
- d) **Election Committee- Office:** We currently have Unit 1 Russ Sivadge and unit 4 Carolyn Kelso. We need someone who will be at the annual meeting to volunteer from units 2 & 3 that does not have a family member running for office. Jamie Allen volunteered for unit 3. Grace Sivadge agreed to ask Kathryn Morison to volunteer from unit 2.
- e) **Betterment Group and Ballot – Jack Wright:** Lynn McCarter moved that Jack & Julie Wright receive one ballot to vote in the current election because their personal property is paid up. Stephan Dolan 2nd the motion. **Motion passed.**

At 11:47 it was moved by Denise Lindquist and seconded that we recess this meeting and go into closed session. **Motion passed unanimously.** The closed session discussed security cameras and going to the next step on returned letters which would involve the sheriff. We also agreed to allow Stephanie to communicate with Robert Cowherd, our lawyer as well as adding Amanda to the list of people approved to represent Leisure Lake at court cases.

At 12:25 Kenny Thrap moved to end the closed session. The motion was seconded. **Motion passed unanimously.** Denise Lindquist made a motion to adjourn the meeting. The motion was seconded. **Motion passed unanimously.** Meeting adjourned at 12:26. The next board meeting will be August 9, at 8:00 am at the Ann Hansen Community Center.

Respectfully submitted by  
Grace Sivadge  
Board Secretary