

Leisure Lake Association, Inc.
Approved Board Meeting Minutes
February 14, 2026

Lynn McCarter called the meeting to order at 9:00 am at the Ann Hansen Community Center. Roll call was taken.

Board Members Present: Lynn McCarter, Dale Hansen, Dave Knox, Kenny Thrap, Caleb White, Ardith Wellman, Mike Saindon, and Vicky Baker.

Board Members Absent: Denise Lindquist, Stephanie Dolan

Guests: Amanda White, Dan Durham, Mindy Durham, Robert Johnson, Sean Maschler, Carolyn Kelso, Kevin Smith, Craig Knox, Darrell Kelly, Connie Metzgar, and Jamie Allen.

Guests Discussion:

Craig Knox approached the board regarding buying the property next to the office as well as the commercial property within the lake.

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

Approval of December Financials: Caleb White made a motion to approve the December financials; Vicky Baker seconded this motion, it passed unanimously.

Committee Reports

Road Committee: Mike Saindon states that things are moving along nicely. Mike states that there is no longer a need for a culvert as it has been unclogged.

Building Committee: The building committee is looking for more volunteers to be on the committee.

Lake & Property Maintenance/Spillway Committee: N/A

Legal: Will be discussed in closed session

By-Law Committee: Will be discussed under Old Business

Audit Committee: N/A

Office Committee: N/A

Covenant Committee: Will be discussed in old business.

Ann Hansen Community Center Committee (AHCC): Looking into window coverings so that they can see the television while on Zoom.

Vision/Mission Committee:

- Coffee was served on February 7
- Treasury balance to date is \$1,285.60. This includes expenses of \$42.39 and \$183 in donations.
- We are currently on the waiting list and will be notified when we can pick up our order.
- All receipts and financials have been submitted to the association office.

Ladies of the Lake:

- Thank you to everyone who helped make the Christmas Party a success!
- Treasury balance is \$1,846.39; this is after purchasing gifts and the transfer of \$2,062.50 towards the two mini splits for the AHCC.

Old Business

A. Applications for Betterment Group

1. None

B. Review of covenant restrictions

1. After the restrictions were presented, the board made the decision to review them on their own and to let members of the covenant committee know of any changes needed within 1 week to allow for continued movement.

C. Update on zoom for monthly meetings

1. Dale reports that it should be ready to use at March's Board Meeting.

D. Grundy Fire District

1. No report. To reach out to them next week.

E. Written procedure for harvesting pictures from cameras

1. After the procedure was presented, and discussion was had, it was determined that it will be presented again next month with revisions.

F. Playground equipment at AHCC

1. Trash cans have been put out and are still waiting on the tire shreds.

G. AHCC air conditioning

1. Caleb White picked up both units and they are stored currently in the AHCC building. Hoping to be installed soon.

H. Rebuild maintenance door

1. Still on the list to be completed

I. Beach house septic issues

1. Waiting for a call from Constant & Sons in Chillicothe to schedule a time and day for them to come out.

J. Getting credit card payment system at the office

1. Amanda White to write up a policy and procedure to be reviewed by the board

K. Culvert on dam hill

1. Culvert has been delivered

- L. ELB rental-** The appropriate changes were made to the agreement per the last board meeting. Caleb White made a motion to approve the ELB Rental Agreement as presented, Ardith Wellman seconded the motion. It passed unanimously.

M. Proposed By-Law Amendment; Article XII Swimming, Boating, Beach, Main Docks and Roads, Section 1 Alcoholic Beverages

1. Third Reading. Kenny Thrapp made a motion to approve the by-law amendment. Dale Hansen seconded the motion; it passed unanimously. This by-law change will be added to the upcoming ballot.

N. Procedure for small claims court cases

1. The board has made the decision to try and take a trespassing claim case to the prosecuting attorney instead of small claims court.

O. Community Center Rates

1. The new community center rental rates were presented with the changes requested from last month's meeting. The new AHCC rental rates are as follows:

i Paid up Assessments

1 ½ Day 7 am-2 pm ½ Day 3 pm- 11 PM

2 ½ Day- \$15 plus \$50 deposit

3 All Day- \$30 plus \$50 deposit

ii Non-Members \$150 plus \$100 deposit

2. Any reservations made after February 14, 2026, will be subject to the new rental fee rates.

P. Fine Schedule for By-Law Violations

1. It has been discussed that there will be three levels of severity. This is still being worked on currently.

Q. Appointment of Secretary

1. Vicky Baker will write a change separating the board Secretary and Office secretary duties

New Business

A. Increase charge for copies for members

- i. Currently the price is .05 per page and \$5 for by-laws.
- ii. Ardith made a motion to approve the rate increase for individual copies from .05 to .15 with the flat rate for by-laws remaining the same. Vicky seconded the motion; it passed unanimously.

B. Trespassing Procedure

- i. Already discussed

C. Lake Buy Leisure Property behind the office

- i. There needs to be some more looking into this situation to be presented at the next meeting.

At 11:32pm it was moved by Dale Hansen and seconded by Mike Saindon that we recess this meeting and go into closed session. Motion passed unanimously. The closed session discussed security cameras, office business and court proceedings.

At 11:42 pm Kenny Thrap moved to end closed session. The motion was seconded by Dale Hansen and passed unanimously. Dave Knox made a motion to adjourn the meeting; this motion was seconded by Kenny Thrap and passed unanimously. Meeting was adjourned at 12:00 pm. The next board meeting will be on Saturday, March 14, 2026, at 9 am at the AHCC.

Respectfully Submitted,

Amanda White