

Leisure Lake Association, Inc.
Board Meeting Minutes
April 8, 2023 Approved

Charlie Pattee called the meeting to order at the Ann Hansen Community Center. Roll call was taken at 9:00 a.m.

Board Members Present: Charlie Pattee, Randy Wellman, Kenny Thrap, Rick Lee, Craig Knox, Cinda Stifel, Tom Metzgar

Board Members Absent: Tom Shockey, Lynn McCarter and Vicki Baker

Guests: Carolyne Kelso, Jamie Allen, Jack Stifel, Dale Hansen, Max Dickerson, Denise Lindquist, Adam Gallagher, Dianna Hoppe and Connie Metzgar

Guest Discussion: none.

Approval of March 2023 Board Minutes: Craig Knox stated that the motion that was passed, concerning the 2nd reading of the proposed by-law change, with regard to “not signing the covenant on all properties in order to be a Director on the board”, should have been struck. There was not a quorum to pass this reading, therefore, the motion should be struck. Minutes were approved with the amended portion as stated. Randy Wellman made a motion to approve the March board minutes. Kenny Thrap seconded the motion. **Motion passed.**

Approval of Financials: Tom Metzgar made a motion to approve the February 2023 financials. Randy Wellman seconded the motion. **Motion passed.**

COMMITTEE REPORTS

Road Committee: Denise Lindquist reported that the Township is putting in culvert tubes on the main road entering the lake. When this happens, the road will be down to one lane. Also, the Township will be putting a culvert tube under the bridge by the mailboxes. This will take one day to complete, with road closed. The Township has not confirmed a date and time yet. The alternate route would be using roller coaster hill to get around the lake.

Denise Lindquist reported that April 22, 2023, there will be volunteers needed for brush clean-up around the lake. She will distribute a list for signing.

Lake & Property Maintenance / Spillway Committee: Denise Lindquist reported in Jack Wright’s absence. She stated that Jack purchased chemicals for lily pads and needed volunteers to spray. Mark Lindquist and Jack Stifel volunteered. Kenny Thrap reported that he met with McClure concerning the modification to the spillway. Cost is approximately \$97,000 including work, labor and materials. Denise Lindquist mentioned that we could go in stages so this is not paid for all in one billing.

Budget Committee: Denise Lindquist reported that they met last month after the board meeting and will meet again after this meeting.

By-Laws Committee: Denise Lindquist stated that the committee needs guidance from the board with regard to proposed by-law amendment: consuming alcohol at lake. Randy Wellman suggested we keep alcohol off the beach where kids are present. Kenny Thrap suggested members should email either the office, Kenny, or other Directors with their suggestions. Those emails will get forwarded to the committee. Kenny Thrap reported that the two "Notice of By-Law Violation" letters, only one was approved. The other letter is still needed.

Audit: Denise Lindquist reported on Jack Wright's behalf. The committee needs to work with the Treasurer and Accountant to begin Audit process. Kenny Thrap stated that the headings changed on the balance sheet per Quickbooks. Katie Kinney (our QB pro) could be part of the audit.

Legal / Security Camera Committee: Rick Lee reported that he was unable to view pics on camera, due to not having the passcode. He has four people that he has seen, but no camera proof. Denise Lindquist stated that when the security system was purchased, Angela Knox helped set this up and has the passcode. She suggested Rick contact Angela. Craig Knox stated that he could possibly find out more information from Angela.

Covenant: none.

Office Committee: Kenny Thrap reported on behalf of Becky Thrap. It was stated that Charlie Pattee, Vicki Baker and Rick Lee, need to pick up their director signs at the office. A vacuum is needed at the office. Asking for a donation. Kenny reported that Becky Thrap and Denise Johnson have been working on getting member files and property deeds organized in the office. Kenny stated that in the board member packets there is a cost break-down of the possibility of the office accepting credit cards for payment. It was requested that the Board review this information and bring back feed-back at next board meeting. Becky and Denise will be at the office the last week of April. Kenny announced that Jackie Carley will be leaving as secretary. An ad will be going in the paper next week.

Shelter House Committee: Dale Hansen reported that the play equipment needs assembled and needs volunteers. Denise Lindquist reported that a spot for the equipment has already been designated. It will be approximately 30 x 30 feet. Rubber mulching to use as the base, instead of sand, will last longer while keeping out critters. The approximate cost for rubber mulching is \$800 for each playground. Suggestions include: putting up playset at the Shelter House playground with rubber mulching, clean wooded area across street from shelter house to make a parking area (co-op would take down large trees and our volunteers could eliminate the smaller trees/bushes). Dale Hansen stated that the shelter house wants a tankless water heater, and possibly put in central air/heating. He also stated that the shelter house could use a chest freezer, to be used for fish fry.

Vision/Mission Committee: Denise Lindquist reported on Jack Wright's behalf. Jack Wright is still working to find more volunteers for this committee. They would like to have a fish fry for Memorial Day Weekend and also Labor Day. They would like to have a fund raiser for fireworks for July 4th.

Ladies of the Lake: Connie Metzgar reported for Grace Sivadge. There will be a garage sale at the Ann Hansen Community Center April 29th from 8 am to 4 pm. It would be appreciated if anyone would like to donate to the sale. Anyone can rent a table for \$10 selling their own items. Baked items can also be donated. Kathryn Morrison's cinnamon rolls will be for sale. The bake sale has done very well in the past. Plants from the Trenton Garden Club will be for sale. Also available are items from Betty Austinson's home, donated by the family. Signs are posted in Trenton and Jamesport. The LOL bank checking balance is \$779.02. There will be no LOL meeting until June 10th.

Nominating Committee: none.

Election Committee: none.

Fishing Tournament Committee: none.

OLD BUSINESS

Status of farm animals on Holsted property – Charlie Pattee reported that the goats are no longer at the residence. Charlie has received several complaints of running dogs.

Follow-Up regarding Gary Teepe property and people living there – Nothing further to report. This will be struck from next agenda.

Repair of Guardrail on Township Road by Mailboxes: Township will be putting in a tube and volunteers at the Lake will be installing the guardrail later this spring.

Proposed By-Law (Amend Article IV, Section II – QUALIFICATIONS) – At this board meeting, it would have been the third reading of the proposed by-law change. However, as stated earlier in these minutes, Craig Knox stated that the second reading should be struck due to not having a quorum at the March Board Meeting in order to pass the proposed by-law.

“No person shall be eligible to become or remain a Director of the Association who is not a paid-up member.”

– **The current by-law reads:**

Section II. Qualifications No person shall be eligible to become or remain a Director of the association who is not a paid-up member. A member must have signed the Covenant agreement for all properties in his or her name(s) effective August 9, 2014. (revised 8/10/19)

This proposed by-law will stay the same as it currently reads. After discussion, this could be brought up again to start over the process. However, it will not be passed before the next voting cycle in August.

Update re: Nomination Procedure Manual /By-Laws that pertain to Nomination Committee (hand-out): Kenny Thrap distributed the revised hand-out of “Nomination Committee Responsibilities & Sequence of Events” and “By-laws that Pertain to the Nomination Committee”. Kenny stated that the only changes made, per the March board meeting, were striking out the requirement of a signed covenant. Since the proposed by-law did not pass, the signed covenant is still a requirement to run for the Board of Directors. Kenny Thrap motioned to accept this hand-out as written. Cinda Stifel seconded the motion. **Motion passed.**

Trespassing, using Garbage Dumpster: Kenny Thrap presented a hand-out of procedure to prosecute for trespassing. He asked for any volunteers willing to take to the Sheriff’s and Prosecuting Attorney office. Cinda Stifel volunteered. Once they have a chance to review the procedure and tell us their opinion, then we will present this again at the May Board Meeting for discussion.

NEW BUSINESS

Need signed covenant for Gavigan property that Lake purchased - Charlie Pattee, President, signed the Covenant for Unit 2, Lots 647 & 648, which Leisure Lake purchased previously from the Gavigans. This will be filed with the Grundy County Recorder’s office.

Chapman and Cowherd, PC Letter – re: Covenant - This is tabled for closed session.

Kenny Thrap made a motion to adjourn to go into Closed Session Meeting. Craig Knox seconded.
Meeting Adjourned for Closed Session

Returned from Closed Session

The next board meeting will be Saturday, April 8, 2023 at 9:00 a.m. at the shelter house.
Meeting was adjourned.