

Leisure Lake Association, Inc.
Board Meeting
August 12, 2023, Approved

Charlie Pattee called the meeting to order at the Ann Hansen Community Center and roll call was taken at 8:00 a.m.

Board Members Present: Vicki Baker, Craig Knox, Dave Knox, Rick Lee, Lynn McCarter, Tom Metzger, Charlie Pattee, Cinda Stifel, Tom Shockey, Randy Wellman.

Board Members Absent: Kenny Thrap

Guests: Jim Brown, LayLonnie Charles, Richard Charles, Max Dickerson, Jim Draper, Dan Durham, Mindy Durham, Adam Gallagher, Dale Hansen, Carolyne Kelso, Angela Knox, Denise Lindquist, Mark Lindquist, Sean Maschler, Connie Metzgar, Darcy Saindon, Michael Saindon, Grace Sivadge, Kevin Smith, Jack Stifel, Miles Tratchel, Tom Woolf, Jack Wright, Julie Wright.

Guest Discussion: Dale Hansen re: incident regarding ticket issued. Our roads have been public roads since 1960. We can't gate the roads. Tom Wolfe has three suggestions for the increase in assessments. He will bring charts to the annual meeting. Michael Saindon states the community can't support this increase; it needs to be fair. Adam Gallagher regarding the public roads; can the roads be made private? The lake is private, but the roads are not. County can give the roads to us; Madison County Township. Jim Draper has been cleaning his lots. Feels the assessments increase is too high. Richard Charles states the roads here are bad. He and his wife can help Jamie to smooth out the roads, as they have access to equipment to do this.

Approval of July Minutes: Dave Knox made a motion to approve the July minutes, Craig Knox seconded the motion, the July 2023 minutes were approved.

Approval of June Financials: Craig Knox motioned to approve the June financials. Lynn McCarter seconded the motion. Motion was approved.

Committee Reports:

Road Committee: Our ditches are not maintained, the drainage is bad. Jamie mowed at Little Leisure, including the dam. He also continued mowing the sides of the roads. This is a necessary part of our overall road maintenance and all the mowing by Jamie and our volunteers improves our community.

Building Committee: Chris Pond. Tear down or add onto old red house he bought from Miles Tratchel.

Lake & Property Maintenance/Spillway Committee: Look at properties including parks. Three people on the committee. Little Leisure Lake fish to be stocked. No bass or crappie. It is stocked from donations. Playground equipment; there are two sets, none at Little Leisure Lake. Put a set at the Shelter House. Mowing at Little Leisure Lake – Adam Gallagher to help. The roof in the bathrooms will cost \$1,340.00 to repair. This will be funded by the board. There are no volunteer projects to raise money for the repair. It will be done by donations mostly. Dredging by the dock; there is a hole by the tube, silt is building up. The silt going into the lake needs to be stopped or slowed down. Area needs to be opened

up to move water to the lake. Regarding the spillway, should we spend \$17,000.00 on the engineering report? This amount does not include any work, only the bid. It will cost \$94,000.00 for actual repairs. Phase one will be later this year. There are three lots at the Ann Hansen Community Center. Lots have been mowed. Grundy county will remove the large tree at no charge if we clean around the base, giving them better access to it. The Lily pads on the lake have been sprayed. Sixteen hours was spent on spraying. This is a volunteer project. The beach needs to be closed in order to be able to spray there, probably on a weekday.

Budget Committee: The Budget Committee spent 12 to 15 hours in meetings to manage the budget. Started with last years revenue. Jamie's hours have been cut and office staff hours have been cut as well. There is a 9.2% decrease in income. Expenses are going up, gravel/garbage both increased. Money was spent to upgrade software. Jack is open to suggestions. There is only one more meeting for decisions to be made.

On the bottom under total lots it has increased due to selling of the part of the lane to the park in Unit 3. Also, the lake lots and members lots do not add up to total lots due to the ELB building. We have 538 covenants signed and we have 309 members. There are 617 paid up lots, 157 lots making payments (126 lots with a payment plan) and 317 non-paying lots.

If everyone currently owning property paid their assessments, we would receive \$79,920.00 regular assessments, \$27,275.00 special assessments for a total of \$107,195.00.

By-Laws: Nothing new. Reviewing alcohol on the docks. Can it be consumed on the docks? The committee has done a second revision of covenants. Important items were voted on by the community, requiring a majority vote by community of owners.

Audit Committee: This is a committee of one. New software was purchased earlier this year. More efficient. The legal committee when working with the Abstract office brings in money. We need people to brainstorm ideas. Need procedures, we currently have a flawed process for claims. Written processes needed to protect investment.

Legal Committee: On the new budget there is \$1,200.00 to prosecute. If there isn't any money we can't do anything.

Security Committee: Jamie is now doing security. No report.

Office Committee: We received 62 deeds this month so will be busy trying to get them updated. Otherwise, we will begin getting information ready for the CPA for our annual taxes.

Ann Hansen Community Center Committee: Donation, On demand hot water heater. (Thanks to Craig & Dave Knox for installation) Cleaning out two lots across the street. Taking old sandbox and fort. New to be replaced by Vision Committee. Install more cupboards in storage room and arrange and fill cupboard with donated items. Big thank you for arranging items in cupboard. Dan & Mindy Durham, and Lora Morgen. Dehumidifier, thanks Jack & Julie Wright.

Vision/Missions Committee: This is a committee of two; volunteers needed. Meeting of people to get ideas. Charge \$10.00 to use the shelter house building for the meetings

- 1) Repair dam on the big lake. Re-establish the budget. Complete in three phases. This will not happen anytime soon. Inspect the dam every other month. Having volunteers from the lake do this would be best. The dam has a leak, on downside concrete is eroded on sides. Project total is \$100,000.00.
- 2) Office remodel – funds have been donated. Volunteers needed.
- 3) Remove old dead properties.
- 4) Lake roads and gravel.
- 5) Park improvements. Estimated it will take 80 hours to brush hog. Volunteers needed.
- 6) Rebuild bridges on south end of lake.
- 7) Little Leisure Lake do maintenance only.
- 8) Get a third dumpster?
- 9) Work with other committees to develop a safe & habitable community.

Had fireworks and an ice cream social for events.

Ladies of the Lake Committee: As of today the balance in our bank account is \$1,849.00. We still have \$1,000.00 earmarked for air conditioning and \$450.00 earmarked for the children's playground. In the last month we purchased a trolley cart for our round tables. Thank you to Mindy and Dan Durham for arranging the purchase and assembling the trolley.

We hope all of you can attend the annual meeting this afternoon. We also invite everyone to attend the Meet and Greet Supper at 6:00 tonight. Meat, potatoes, salads non-alcoholic beverages as well as table ware will be furnished. If you want you can bring a dessert to share, but more importantly we just want all of you to come to thank all of our hardworking volunteer board members, catch up with your lake friends, and meet new members of Leisure Lake. Let's make this a welcoming event for all! By the way... you know we have a lot of excellent cooks here at the lake so you know the food will be great!

Nominating Committee: Ballots were sent. There were 3 interested people for the Board positions, Michael Saindon, Grace Sivadge, and Myles Tratchel. The 'Willing to Serve' form. We need eight people and a process. Must be a member in good standing. Give community thirty days to review candidates who are qualified. Owner of a Unit that has a vacancy, two, three year term or 'at large'. Don't need to live in your unit to be appointed.

OLD BUSINESS:

- 1) Regarding the broken skylight. Skylights are \$500.00. Craig needs to talk to Robert Johnson. More than one bid is needed.
- 2) Regarding roof damage, can we use donated metal to repair it? There is an estimate of \$1,348.00 for roof repair. Metal roofs are twice as expensive.
- 3) No insurance report was filed for the gutter damage. Need follow up for gutter repairs. Julie Warner will call regarding the repairs. Volunteers are needed to clean the gutters.
- 4) No smoking signs are now on the Ann Hansen Community Center. Do no smoking signs need to be posted inside? There is no smoking anywhere in any of the buildings at Leisure Lake.
- 5) Procedures for the Lake were given to the Board Members. Board members are to review the handouts. Jack Wright reviewed the procedures. Act on procedures or put off until the September Board Meeting?

- 6) Need clarification between Lake Committee and Vision/Missions Committee. What is the difference between them? Vision is having a 5-10 year vision for the lake. Lake property is fixing problems. Denise Lindquist is asking the committees to overlap as everyone can get a bigger picture of the whole issue. Lake maintenance is for general upkeep of the lake. Vision is to beautify. Change heading to be 'Lake and Property Committee'. Vicki Baker motioned to approve, Cinda Stifel seconded, motion approved.
- 7) There is a company in town that can be called to pick up unsightly vehicles, but there must be a title for the car.
- 8) It was suggested that we sell permits for ATV's.
- 9) Regarding time limits for meetings? When meetings are run properly they don't run over the allotted time.

NEW BUSINESS:

- 1) It is felt that the assessment rate increase is too high; please reconsider. Seems to be rich against the poor, us versus them. A small increase is fine. The Special Assessments to cover assessments as needed. The fees are not equitable. The increase needs to be gradual. The Board already voted on the issue per Charlie Pattee. The newcomers at the lake don't like this increase in assessments. Denise Lindquist asked how to rectify the budget. Carolyn Kelso objects to the "proposed" versus "approved" increase. Dan Durham states that there must be a way to raise the fees but on a smaller scale. Has anyone looked into getting a grant for the dam repairs? The lake cannot receive grants as we are a non-profit entity. A grant would mean opening the lake to the public. Denise Lindquist asked why people who have lakefront property pay more in assessments? Max Dickerson asked why lakefront property owners should be penalized? Tom Shockey feels lakefront properties should pay more. Sean Maschler doesn't want to discourage people from putting 'outbuildings' on their property. Charlie Pattee stated that the Board already approved the increase in assessments. The Board can vote to rescind the increase at the September Board meeting. Jim Brown states that the Board should look at the shortfall, and adjust the budget by doing a percentage. Jack Wright replied that a budget for a 'non-profit' is different than that for a 'for-profit' business. Denise Lindquist said the reason the rock was approved was because the roads committee came up with a plan, unlike before. Plan is to have a four year plan then evaluate, no one is aiming for perfection. This way there will be no fires to put out. Members are encouraged to give ideas to the Unit Managers and Directors, then try to put their ideas on the agenda for the next meeting. Nobody has called Charlie (during his Presidency) for any issues. For the Board, consider the new budget for the next meeting and take a bare bones minimum of how much is needed and speak to those in power. Sean Maschler stated there is a lack of participation, but people can reach out to their directors. This is a big increase, can the board evaluate people paying the increase in assessments in increments? Craig Knox said there are still four months until the new assessments are implemented. Can people be on payment plans for additional time to pay? The Board is willing to revisit options. Denise Lindquist asked if a budget workshop could be set up for ideas. Carolyn Kelso asked if the current board could be retained for one more month. Lynn McCarter stated he will come to the September meeting if there is no discussion of the assessments increase. Charlie Pattee requested that the Board Members be present at 8:00 a.m. for the next Board Meeting.

Lynn McCarter motioned to adjourn the meeting. Craig Knox seconded the motion, motion passed, meeting was adjourned.

Charlie Pattee, President
Julie Warner, Secretary