

**Leisure Lake Association, Inc.**  
**Board Meeting Minutes**  
**8/10/2024 Unapproved**

President Charlie Pattee called the Leisure Lake Association Board Meeting to order at 8:07 am, August 10, 2024.

**Board Members Present:** LayLonnie Charles, Charlie Pattee, Michael Saindon, Grace Sivadge, Kenny Thrap & Vicki Baker

**Board Members Absent:** Ardith Wellman & Alan Smith

**Guests:** Max Dickerson, Kevin Smith, Diana Hoppe, Curtis Stephenson, Richard Charles, Jack and Julie Wright, Charles Smith, Barney McCoy, Mark Overton, Carolyn Kelso, Craig Knox, Mindy & Dan Durham, Tom & Connie Metzgar & Robert Johnson.

**Guest Discussion:**

**Jack Wright** had five points as follows:

1. Jack pointed out the trees in the lot across from the AHCC and asked that those interested in clearing the wood from those lots meet after the meeting to discuss what to do.
2. Jack is concerned about the jet skis on the lake being over the 55 horse power limit.
3. Jack would like to see the individuals on the "Not in good standing list" prosecuted for trespassing when seen using the garbage dumpsters.
4. Enforcement of the rules is lacking.
5. Jack asserted that the covenant was adopted improperly by a simple majority in 2014. He encouraged the board to take action on suspending the by law which only allows members with a signed covenant to serve on the board. Jack plans to hire an attorney.

**Charles Smith** addressed the board concerning the lily pads in his area of the lake. He also asked that a map of the current road plan be posted. The board answered that anybody can view the plan in the office. Charles also brought to the board's attention that the shelter house has no fire extinguishers.

**Barney McCoy** thanked the association for getting his mower for Leisure Lake fixed. The Board thanked Barney for all of the mowing he does as a volunteer.

**Mark Overton** presented to the board a plan to get the lily pads sprayed by a drone. It could probably be done in less than two hours. It would cost \$350.00. for the 1st hour and another \$350 if it takes over one hour. The drone will get very close to the lily pads. The drone could possibly be available next week. The owner operator lives very near Leisure Lake.

**Approval of the Minutes:** Kenny Thrap made the motion to approve the July 13, 2024 minutes, LayLonnie seconded it. **Motion passed.**

**Approval of the Financials:** LayLonnie Charles made the motion to approve the June 2024 financials, Vicki Baker seconded it. **Motion passed.**

**Committee Reports**

**Road Committee:** Richard Charles reported that Jamie has recently worked on West Leisure Lake. he reported that the color-coded map in the office will be changed to show that all of E. Leisure Lake has been done. Today the I-beams are being drilled out to finish the railings on the Township Road 25 by the mail boxes. In August the road committee plans to work on Debra, Cheshire, Butcher, The road committee has two new members Jack Wright, and Chris Hood.

**Building Committee:** Tom Metzgar reported that a new house is being constructed on East Leisure Lake Drive and also a new house on Township Road 25.

**Lake & Property Maintenance/Spillway Committee:** Mike Saindon reported that the North side of the dam has now been mowed and he is looking for volunteers to help with the weeds on the lake side of the dam.

**Budget Committee:** Budget has been passed for the 24-25 year.

**By-Law Committee:** Vicki Baker reported that we should permanently get rid of the contested by-law regarding the covenant and being on the board. During this discussion president Charlie Pattee gave Jack Wright permission to get copies of the 2014 documents from the office.

**Audit Committee:** No report

**Legal Committee/Security Committee:** LayLonnie and Kevin Smith letters have been sent giving individuals a 30-day notice to pay their assessments. LayLonnie and Kevin will be in charge of taking individuals to small claims court. They started with those owing the biggest amounts first. They also have started letters notifying folks to clean up their property

**Office Committee:** Postage increased to .68 so our postage and handling rates will increase to .78. We received payment on one of the legal letters for \$1,476.00. We still need someone willing to do the water testing. Let us know and we will order the kits. The board recommended that the kits be ordered and Dale Hansen be asked to do this task again.

**Covenant Committee:** Vickie Baker suggested we get the covenant on the agenda for next month. Another board member suggested the possibility of having a special meeting to get this taken care of.

**Ann Hansen Community Center Committee:** No report

**Vision and Mission Committee:** We served breakfast casserole and bread puddings at the Community Coffee on Saturday, August 3rd. A special thanks goes to Tom & Connie Metzgar who have committed to replace the wood on the three picnic tables at the Community Center. Vision/Mission has paid for the lumber. Tom & Connie will be removing the old wood and replacing with new. The tables will be stained and not painted. Our treasury balance to date is \$948.63, which includes a twenty-dollar donation and \$233.99 in expenses. All receipts have been submitted to the office.

Respectfully submitted by Dan & Mindy Durham Co-Chairs Vision and Mission Committee.

**Ladies of the Lake Committee:** On Saturday, July 20 Ladies of the Lake prepared lunch for the Road Committee's Work Day. Since the work day was cancelled, we had lots of food prepared. We needed to do something last minute and decided to have an impromptu Community Potluck that evening. The potluck was attended by around 30 people. The food and fellowship that evening was great! We had our monthly meeting on Saturday, July 27, at the Ann Hansen Community Center with nine ladies present. The August Annual Meet and Greet Potluck was discussed. Our account balance to date is \$3,070.79. Our next gathering will be at Dino's Diner in Trenton at 9 a.m. on Saturday, August 24. Everyone is invited to the Annual Meet & Greet Potluck this evening at 6:00 p.m. here at the Community Center. Meat and drinks are provided. Invitations were mailed to 30 new lake families. Everyone is asked to please bring a dish to share & come hang out with friends and meet some new people as well.

Respectfully submitted, Mindy Durham, President, Ladies of the Lake.

## **OLD BUSINESS**

- a) **Dam Spillway:** Kenny Thrapp expressed that getting rid of the vegetation on the lake side of the dam was ok.
- b) **Completion of railings on NW 25th (Township Road):** Already addressed in committee report

- c) **Skid Steer rental:** We don't need yet
- d) **Riprap:** Tom Metzgar and Mike Saindon will coordinate getting the rest of it, possibly getting an extra truck from David Shedd and getting the Amish gentleman to leave his loader.
- e) **Letters for past due/covenants:** This was addressed in the committee report
- f) **Spray the lily pads:** Barney McCoy volunteered to use the old spray solution and start spraying the lily pads. A motion was made to spray the lily pads with the drone and the Association will pay up to \$800 this August, motion was seconded. **Motion Passed.** Mark Overton agreed to contact the owner of the drone to pick a time next week. Mindy Durham volunteered to make warning signs for boaters and swimmers.
- g) **Mowing North Side of the Big Lake Dam:** It's done and looks great!

## NEW BUSINESS

- a) **Road Sign Reimbursement -Kenny Thrapp** the materials for the road sign at Wilson Drive and West Leisure Lake Drive cost \$80.00. Mike Saindon made the motion to pay for the road sign on Wilson Drive and the hardware, motion was seconded. **Motion Passed.**
- b) **Tax Sale Property- Kenny Thrapp:** Kenny alerted the board that the lot directly west of the dam on the north side of the big lake (lot #2 or 532) is up for tax sale this August 24th. This lot would be prime land for the Lake Association to harvest when repairing the dam and spillway. Vicki Baker moved that the Leisure Lake Association bid at the auction Aug 26, 2024, up to \$2000 for lot #2 (532), motion was seconded. **Motion Passed.**

Grace Sivadge moved that the meeting be adjourned, Mike Saindon seconded the motion. **Motion passed.** The meeting was adjourned at 10:15 pm. The next board meeting will be Saturday September 7, 2024 at 9:00 am at the Ann Hansen Community Center.

Respectfully Submitted,  
Grace Sivadge  
Acting Secretary of Leisure Lake Association