

Leisure Lake Association, Inc.
Board Meeting Minutes
September 9, 2023 Approved

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

Board Members Present: Craig Knox, Dave Knox, Rick Lee, Charlie Pattee, Grace Sivadge, Alan Smith, Kenny Thrap, Ardith Wellman.

Board Members Absent: Vicki Baker.

Guests: Jamie Allen, Brandon Burgess, LayLonnie Charles, Max Dickerson, Dan Durham, Mindy Durham, Dale Hansen, Jan Hiers, Ted Hiers, Denise Johnson, Robert Johnson,Carolyn Kelso, Darrell Kitterman, Donna Kitterman, Kerry Lara, Denise Lindquist, John Martin, Sean Maschler, Kristi McCoy, Connie Metzger, Tom Metzger, Michael O'Brien, Darcy Saindon, Michael Saindon, Grace Sivadge, Kevin Smith, Mark Sparks, Cinda Stifel, Jack Stifel, Julie Warner, Randy Wellman.

Guest Discussion: Julie Warner regarding whether we can petition within the lake community to have the speed on the lake roads lowered. Rick Lee said the speed within the community is already 20 to 25 mph. Dale Hansen spoke regarding not using the 2013 Covenant. Nothing is done yet. This still needs to be done. Dale is not happy with no action being taken. Connie Metzger spoke regarding assessments. The proposed assessments are too high. She is proposing \$200/\$65/\$25 for assessments; boats, ATV, UTV, carts, etc. \$10.00 each. Can we discuss and find resolution today? Darrell Kitterman was talking about the budget. The budget has not been increased in ten years. The roads are slightly better now than in the past. The rate increase should be a little bit every year. Inflation is currently very high. This is a hardship for all. The lake needs to account for inflation. We lose services when dues are not raised. We are non-profit; no help is received because we are non-profit. What is needed to change our status? There are different programs available for non-profit agencies now. LayLonnie Charles suggested that there are different groups willing to donate grants for certain upgrades. LayLonnie will check on this. Paula Smith inquired as to why it takes 3 weeks to deposit a check when dues are paid? No other business does this. She states each time she pays this happens. Leisure Lake does accept cash in addition to checks for payment. This is being looked into, per Denise Johnson. Can we get an ATM? Per Denise Johnson, there are one too many people on the board. Tom Metzger should be off. A Big Thank You to Tom for his service.

Approval of (Month) Minutes: Dave Knox made a motion to approve the August minutes, Craig Knox seconded the motion. Motion passed with amendment to add the Ladies of the Lake report for August.

Approval of July Financials: Grace Sivadge made a motion to approve the July Financials, Craig Knox seconded the motion. Motion passed. Kenny Thrap questioned the layout of the new financials page. Denise Johnson explained the new layout. Our software gets updated every two years per Jack Wright. Anyone with questions should write them down and bring to the next meeting or e-mail Denise Johnson in the office, per Kenny.

Annual Meeting Minutes: Craig Knox made a motion to approve the Annual Meeting Minutes, Grace Sivadge seconded the motion. Motion approved.

COMMITTEE REPORTS

Roads Committee: The committee is looking for new members.

Building Committee: John Martin got his building permit and turned in his floor plan for his house. House is being set on piers. Terry Hearn is the contractor. The boxes on the floor plan are windows/doors. The piers are every 5 feet on center. House dimensions are 24 x 24, 576 square feet.

Lake & Property Maintenance/Spillway Committee: Jack has served and will work with the new chairperson. Exploring material to put at the bottom of the dam. Cost depends on depths. It's \$225.00 for the excavator, and \$250.00 for the big truck per hour. Cotton mouth snakes were found nesting by the Cat tails. This must be cleaned out for safety reasons. \$1,100.00 in donations have been received for cleaning out the silt. Must be removed. This will help with the appearance. We need the specifications report for \$17,000.00, then the bids can be done in three phases. The committee needs direction on which way to go. Beach area needs improvement. No one has had time to put up the playground equipment. Playground equipment should be put near the restrooms by the beach.

Budget: Per Kenny Thrap. Recommendations have been made to the board. Darrell Kitterman is correct. The budget has not changed in many years. Hours have been cut on maintenance and office. We no longer have money from advertising. The newsletter used to be donated and now comes out of the budget. We no longer get money from small claims. Last year, \$6,000.00 was for gravel. All roads are graveled every 4 years, as was approved by the directors. The only way to increase funds is advertising, reduce rock, etc. Kenny checked with Waste Management regarding the cost to have the garbage picked up on an individual, per household, basis. The cost would be \$47.00 per household, per month. Everyone should put the increase into perspective; 2019 was the last real increase. Will there be another 100% increase next year? The garbage went up 100% two years ago. We are aiming for a balanced budget, not for an increase. Members are being punished by what the board has not done. Members are being punished for additional lots with the rate increase. The costs are being shared equally per Kenny. The road plan is accessible for review. Currently paying \$11,000.00 per year for trash removal. The fees were derived by adding costs and averaging. We are currently in the 23/24 budget year now. Per Sean Mascher we have a \$15,000.00 deficit. This would be taken care of if everyone paid their assessments. The covenant was supposed to cover this. More people need to be on the Legal Committee. Working on revising covenant to get more people to pay. What happened to the proposals that were presented in the August Board Meeting? Suggested assessments increase is difficult for those on fixed incomes. Carolyn Kelso suggested going on a payment plan for those who need assistance paying for the additional assessments. A compromise is needed regarding the assessment increases. Could the extra money from proposed ideas be used for roads? The money generated by the boat stickers is used for water quality, per Kenny. Unsure as to who would be responsible for monitoring ATV stickers. Dredging is included in the water quality issue. LayLonnie Charles inquired as to WHY people aren't paying. Many members are absent a lot. What can be done as a whole to get to the bottom of the Not in Good Standing list?

By-Laws Committee: Nothing to report.

Audit Committee: We need a chairperson for the Audit Committee. Need to update software. Need Standard Operating Procedures that can be updated. The risks for the lake are the spillway and water quality. We do have a process for going to court. We need the above to improve efficiency.

Legal Committee: Nothing to report.

Office Committee: We will begin billing the end of this month for the 2024 Assessments. Just a reminder. The office is only open Friday and Saturdays. The office is closed to the public on Tuesday. The doors are locked to ensure that all the accounting processes may be completed without interruption.

Covenant Committee: Input is being collected and formulated by committee members prior to putting out a new version of the covenant.

Ann Hansen Community Center: Nothing to report.

Vision/Mission Committee: A chairperson needs to be appointed. Vision/Missions is meeting quarterly. Jack Wright is to work with a new person. Mindy discussed scrap metal pick up now through September 22nd. Scrap metal can be dumped every day. Junk cars can be picked up with or without a title – Unit Directors need to make introductions of members and pass out flyers regarding events.

Ladies of the Lake Committee: Mindy Durham is the new President. There is no Ladies of the Lake meeting today at 2:00 p.m. October 14th is the Soup and Chili Cook off and Bingo at the Ann Hansen Community Center. Bring dessert, play treasure bingo. This was a huge success last year. Trunk or Treat will be held at the dock, Saturday, October 28th. Bonfire, hayride. Volunteers needed. Mindy will no longer be providing treats for the Board Meetings.

OLD BUSINESS:

- A) Emergency spending - This discussion should be held over, per Craig Knox.
- B) Skylight is still broken - \$1,386.00 to repair. There is a price difference between metal shingles and regular asphalt shingles. Maybe lock the bathrooms now and re-open in the spring. Adam Gallagher can donate his time.
- C) Gutter repair – Rapid Removal was contacted and they are not going to move forward on these repairs unless we can provide proof via a picture or video.
- D) Procedure manual for the lake – we made copies of the lake procedures at the last board meeting. New members need copies.
- E) Time limits – Committee reports are too long. If someone wants to speak about an issue they should put it on the agenda. There should be a five minute limit for committee reports, a three and a half minute limit for guest discussions. We should only speak about what is listed on the agenda. Craig Knox motioned to approve this, LayLonnie Charles seconded the motion. Dave Knox will bring a timer.

NEW BUSINESS:

Craig Knox wants to change the order of the meetings. Per Michael Saindon, we need to stop kicking the can down the road as far as assessments are concerned. Time is running out to make changes to the assessments increase. Jack Wright would like to know how much money the new proposals will bring in. Can a proposal be made to move the increase to next year? No, we are operating on this budget now.

Darrell Kitterman – How many people know that Leisure Lake is broke? He has seen this happen over and over. Connie Metzger stated that everyone knows an increase is needed, but even with a new proposal, people won't pay. Can the budget be re-visited? Do we keep or rescind the new assessments? The board needs to make the decision. LayLonnie Charles suggested we stop the increase and re-visit the issue. Take a look at all the recommendations and meet again next week. How far into the budget are we so far? Two months, per Charlie Pattee. With any less money the budget won't be balanced. Craig Knox stated that if the entire budget is rescinded we do not have a replacement budget. Kenny Thrap corrected those who were saying that the assessments increase was an increase of 100%. The increase for the first lot is 65%, second lot is 100%. Michael Saindon thinks everyone can pay a 'little bit'. Consideration should be given to those who have several lots when making the decision. Dave Knox asked how anyone was qualified to vote to rescind the increase when not everyone is familiar with the budget. Craig Knox asked how long it will take to make the amount of money needed for the budget. LayLonnie Charles stated she and her family can work on the roads. Is it possible to make a lump sum purchase for the gravel to reduce the cost? Michael Saindon suggested we use our CD's for the dam repair. Rick Lee suggested that instead of using the word 'rescind' that perhaps we should change the wording to say 'revise'. ?????? motioned to use the word 'revise' instead of 'rescind'. LayLonnie Charles motioned to revise the rate increase of subsequent lots after the initial increase of the first lot, and that we revisit the budget after doing this. ?????? first, Michael Saindon seconded. In favor, 3. Opposed 2. Abstain 3. Michael Saindon motioned that Leisure Lake have a special meeting next weekend, Saturday, at 8:00 a.m. Not everyone can attend that day. Meeting moved to Saturday, 8:00 a.m., September 30th. A motion was made to meet on September 30th at 8:00 a.m. Per Kenny Thrap we are only voting on the assessments for second lots.

Grace Sivadge motioned to adjourn the meeting, Craig Knox seconded. Meeting was adjourned.

Charlie Pattee, President
Julie Warner, Secretary

