

Leisure Lake Association, Inc.
Board Meeting Minutes
7/13/2024 Approved

President Charlie Pattee called the Leisure Lake Association Board Meeting to order at 9:05, July 13, 2024.

Board Members Present: LayLonnie Charles, Charlie Pattee, Michael Saindon, Grace Sivadge, Alan Smith, Kenny Thrapp, Ardith Wellman.

Board Members Absent: Vicki Baker.

Guests: Max Dickerson, Barney McCoy, Dale Hansen, Lynn Woolf, Tom Woolf, Michael O'Brien, Sean Maschler, Kevin Smith, Carolyn Kelso, Diana Hoppe, Jamie Allen, Dave Knox, Curtis Stephenson, Adam Galliger, Kathryn Morrison, Angela Knox, Craig Knox, Dan Durham, Mindy Durham, Randy Wellman, Richard Charles.

Guest Discussion:

Barney McCoy reported that his mower is down. He asked the board to consider a side fund for maintenance of his mower. He stated he needs \$1,000 for the part he needs today.

Carolyn Kelso reported that she has a ditch that's filling in and nothing has been done so far. Richard Charles assured Carolyn that the road committee is aware of the problem and has it on their list to be fixed.

David Knox asked what's happening with the road plan. Richard Charles stated that he has a road plan which will be discussed in his road committee report. Richard also reminded Dave he has been concentrating on the roads where people actually live.

Richard Charles asked the board if he needed to reapply for the skid steer rental this month. President Charlie Pattee stated "We approved it, and it still stands"

Approval of the Minutes: LayLonnie Charles made the motion to approve the June 8, 2024 minutes, Mike Saindon seconded it. **Motion passed.**

Approval of the Financials: Ardith Wellman made the motion to approve the May 2024 financials. LayLonnie Charles seconded it. **Motion passed.**

Committee Reports

Road Committee

Richard Charles, chairperson, provided each board member with a five-page color coded map packet showing all of the roads targeted for last year, this year and done. He predicted that the committee should be done with both last year's and this year's roads by May of next year. He asked for four strong healthy people to help put up the guard rails on Township Road next Saturday.

Building Committee: Kevin Smith has submitted a building permit to build a new house. Dale Hansen asserted that somebody has to check into septic tanks around the lake.

Lake & Property Maintenance/Spillway Committee:

This committee's report will be addressed in old business.

By -Law Committee: Sean Maschler, chairperson, had nothing new to report.

Audit Committee: No report

Legal Committee/Security Committee: Kevin Smith reported that one camera was down. LayLonnie Charles reported that she was working with the office to get her legal letters included with the back dues notices that are mailed out every 30 days.

Office Committee: Jackie Carley has quit for personal reasons. Lora will be picking up hours as needed. We were asked to check on special assessments survey which was sent in 2014. It was agreed to keep special assessments to pay off the loan and then be applied towards capital improvements. No sunset date was included. Please give the office information for meetings etc. as soon as possible instead of waiting for the last minute. If you have projects for the office, you may contact Becky for the timing. The office staff has to do their regular work and fit in special projects.

Covenant Committee: No report

Ann Hansen Community Center Committee: No report

Vision and Mission Committee: We had a community Potluck and Dance on June 8. Meat was provided and those attending brought a dish to share. George Lentz entertained us for the evening. Mindy and I hung new swings at the Community Center. We will continue working on the playground equipment as time and weather permits. On Independence Day weekend we handed out free hot dogs at the beach. Mike Saindon and Jamie Allen took care of Community Coffee for us on Saturday July 6. Close to 25 people attended. Our treasury balance to date is \$1,162. This includes \$59.00 in donations from hot dogs at the beach, and expenses of \$18.61 for swing set hardware and \$14.59 for Independence Celebration supplies. All receipts have been submitted to the office. Respectfully submitted, Dan & Mindy Durham Co-Chairs of the Vision and Mission committee.

Ladies of the Lake Committee: Ladies of the Lake provided lunch on Saturday, June 15, on the Road committee work day. Grace Sivadge and Sharon Raleigh served lunch to seven (7) people including those working in the Association Office. We had a meeting on Saturday, June 22, at the home of Lora Kent with eleven (11) ladies present. The Independence Celebration was discussed. We provided ice cream at the beach to our lake community on Saturday, July 6. We had horseshoes, corn hole, & washers available to play. Children of all ages stopped in to get a sweet treat! Our account balance to date is \$3,222.79 which includes a \$152 deposit from ice cream at the beach. Our next meeting on Saturday, July 27, will be at the Ann Hansen Community Center, and we will discuss the Annual Meet & Greet Potluck scheduled for August 10. Respectfully submitted, Mindy Durham, President of Ladies of the Lake.

OLD BUSINESS

- a) **Dam Spillway:** Kenny Thrap shared that Kale has given him numbers for mowing below the dam. He suggested water sealing but had no estimate for that. Kenny Thrap also suggested there was a group in Texas that does pressure grouting.
- b) **Completion of railings on NW 25th (Township Road):** the road committee has scheduled to do this next Saturday, June 20.
- c) **Skid Steer rental:** Already approved
- d) **Firearm signs:** the signs have been posted at the beach, dock, Ann Hansen Community Center and the office.
- e) **Riprap:** Two loads have already been dumped on the water side of the dam. There are probably five more loads to be picked up. the concrete is actually slabs rather than rip rap. Kenny Thrap suggested that all the future rip rap loads be dumped on the lake side of the road. There was no objection to this idea.

NEW BUSINESS

- a) **Junk Scrap Issue Charlie Pattee:** It was pointed out that the lake owns the area where the scrap metal trailer is located but not the land to the north of that where a brush pile has been located for years with no objections from the owners. No action was taken.
- b) **Special Assessment Charlie Pattee:** After much discussion, Ardith Wellman made the motion that the Lake Association members still pay the amount of the special assessments only it will be incorporated into your regular assessments. The motion died for lack of a second.
- c) **Termination of the 2013 Covenant - Charlie Pattee:** Charlie Pattee again read the letter from Chapman and Cowherd P.C. which was dated March 14, 2023 and included with last month's minutes. Charlie Pattee also stated he had recently talked to our lawyer, Robert Cowherd, who assured him the 2014 covenant is now proper.
- d) **Letter from the attorney- Charlie Pattee:** Same as item c new business.
- e) **Covenant revisions update Charlie Pattee:** The board members have the latest covenant update. No action was taken
- f) **Bylaw for signed covenant to be a board member valid? Jack Wright:** Jack Wright was connected to the board meeting by phone. After much discussion the consensus of the board was that for the election this year that by law is valid.
- g) **Liens on properties (30 days) Kevin Smith/Mike Saindon:** LayLonnie Charles made the motion to put the first notification in with the billing to prosecute against nonpayment of assessments. the motion was seconded and after discussion the motion was amended to send notice of small claims court action by certified mail to those that are delinquent with signed covenant, **motion passed.** No liens will be filed
- h) **Road plan - Kenny Thrap:** Richard Charles explained his road plan to the guests and reassured the guests that his main goal is to concentrate on the roads being traveled on. He has talked to all of the owners of the roads he intends to work on. The first step in fixing the roads is to fix the road base then fix the pot holes. During the discussion before revising any of Covenant, Sean Maschler asked the board members the question "What rules and provisions will the board actually enforce?" Just the rules about paying assessments and non-signers of Covenant?
- i) **Board member qualifications Kenny Thrap:** The discussion continued about the fact that people who owned property back in 2014 and refused to sign the covenant, lost their rights to be on the Leisure Lake board. Kenny Thrap proposed the idea of having all of those residents be grandfathered in as being able to be on the board without having a signed covenant. No action was taken at this time.
- j) **Spray Lilly Pads- Kenny Thrap/Mike Saindon:** The board was reminded that the best time to spray lily pads was late August. Discussion ensued about left over chemicals and putting up warning signs when spraying in swimming area. More information will be brought to the next board meeting concerning spraying with a drone.
- k) **Mowing North Side of Big Lake Dam- Kenny Thrap/ Mike Saindon:** A motion was made to allocate up to \$1000 to Gabe Buzzard to mow the north side of the dam from the spillway up the hill from E to W. and from the creek to the poles N.S. with funds coming out of property and maintenance. Motion was seconded and **motion passed.**
Along with the topic of mowing, a motion was made to reimburse Barney McCoy up to \$1,200 to repair his equipment with funds to be paid out of the equipment and repair account. The motion was seconded and **motion passed.**
- l) **Have someone to call to show people their property - tour guide- Lora Kent:** Jamie Allen volunteered to do this task.
- m) **Vote on removing chair of road committee- David Knox:** No action was taken.

A motion was made and seconded to adjourn the meeting at 12:48 pm. **Motion passed.**

Respectfully Submitted,
Grace Sivadge
515-205-9765