

Leisure Lake Association, Inc.

Board Meeting Minutes

December 8, 2018 Approved

Board Members Present: Lynn McCarter, Dale Hansen, Mike Parkhurst (late to meeting), Kim Telkamp, Rose Welsh, Randy Wellman, Denise Johnson, Alan Smith, Miles Tratchel, Tom Metzgar and Rodney Dilley

Guests: Becky Thrap, Mike Smith, Max Dickerson, Nancy Thrap, Terry Hearn, Connie Meztgar, Kristie Martin

Absent: None.

Lynn McCarter called meeting to order at 9:02 a.m. and took roll call.

Guests Discussion: None.

Minutes/Financials: Rose Welsh asked that her last name be corrected in the November minutes. Dale Hansen made a motion to accept the November 2018 minutes and Mike Parkhurst seconded the motion. **Motion carried.** Rose Welsh motioned to accept the October 2018 financials and Tom Metzgar seconded the motion. **Motion carried.** Becky Thrap reported the current balances of the checking and savings accounts to the Board Members.

Lake Fish: Due to Supplier issues the Lake was not able to obtain the ordered Walleye. Plans for spring 2019 are to stock the lake with \$600 of Walleye and \$500 of another fish type. Catfish, Hybrid Blue Gill, Red Ear and Walleye are recommended for our lake. Lake water samples are taken on an annual/bi-annual basis and taken to an independent lab for analysis. Currently the lake water is good.

Committee Reports

Road Committee: There are Work Order Forms available for residents that may be obtained from Mike Smith and/or the Lake Office. Mike Smith created a map of the lake and gave it to Lynn McCarter who presented it to the Board. Green areas are the worst road areas and where rock has been laid. Orange are areas that have drainage issues and need ditch work. Yellow areas are drainage pipes that have little to no flow and are creating new pathways of flow on the roads. The map was created to help prioritize the road needs of the Lake. Mike Smith has also ordered 8 loads of rock and are currently addressing the softest areas to maintain traction. Lynn McCarter desires to leave some Road Budget for the spring. Road conditions and culvert issues have been addressed and fixed as they are brought up to the Road Committee.

Tom Metzgar had a lead on an 85 HP 2949 John Deer Tractor for \$8900 but it has been sold and currently does not have a lead on any additional equipment.

Discussion ensued regarding the purchase of a backhoe with a bucket instead of a tractor and rear end blade so other projects can be done around the lake. Topic of budget and financing for this purchase was discussed. This will be tabled for the January 12, 2019 meeting in order to have input from both Board and Lake Members.

Terry Hearn was asked to comment on the topic. He recommended a Backhoe over a tractor. It should also have a cab and front wheel assist. He stated his uncle in Pennsylvania has one for sale and would ship it for \$1,000.00 with 4% interest on the purchase. He estimates that equipment with 3-4,000 hours costs approximately \$25,000.00.

Terry further commented that for more immediate issues his sons will work for \$60/hour to run the little mini hoe to help lake maintenance crew with repairs. The rate presented is a discounted rate as he normally charges \$75/hour for said equipment.

Discussion ensued to question should the lake purchase their own equipment or hire someone, such as Terry Hearn, who has the equipment to come and do the repairs and has insurance already in place. There is also the question of insurance, taxes, repairs that come with equipment ownership. Utilizing an outside contractor may be a viable option in this instance due to budgetary limitations on large equipment purchases.

Lynn McCarter asked for public comment on the snow removal. The Lake snow removal policy is that there must be more than 2 inches of snow in order to plow at the Lake. Members were happy with the plowing that had been currently done.

Building Committee: No report.

By-Laws Committee: No report.

Legal Committee: Dale Hansen reported there was a meeting on November 16, 2018 to discuss legal/financial issues at the lake. Attendees were Dale Hansen, Rose Welsh, Lynn McCarter, Becky Thrap and Kristie Martin. Dale apologized for his conduct during the meeting. All residents are bound by the Land Use Agreement when Leisure Lake was established. He and Rose Welsh met with the attorney to discuss Covenants and Lake Members who have violated the noxious, nuisance and safety clauses in the By-Laws. Small Claims actions were also discussed.

Current squatters residing at the lake was also discussed. The property owner has reportedly been to the lake and has advised the squatters they have one week to vacate the premises. Concerns have been raised that due to no utilities in the camper where are they disposing of their refuse? Both squatters have legal issues and the Lake is attempting to make contact with the owner regarding this issue.

Renters/Rent-To-Own properties at the lake. Renting in any form is not permitted at the lake as it is against the Land Use Agreement when the lake was established.

Alan Smith was given 90 days to clean up his property or be asked to leave the Board. The Board went to physically inspect Alan's property. Denise Johnson made a motion with a second by Kim Telkamp to afford Alan Smith an additional 30 days to be in compliance with a 40 foot right of way from the road be cleared and erect a privacy fence where necessary. If not taken care of in 30 days it will be automatic termination off the Board. The additional offending Lake Members who have caught the attention of the Legal Committee are included in this motion. Roll call vote was taken. **Motion Passed.**

For: Kim Telkamp, Denise Johnson, Rose Welsh, Tom Metzgar, Randy Wellman

Against: Mike Parkhurst, Dale Hansen, Miles Tratchel

Abstain: Rodney Dilley, Alan Smith, Lynn McCarter

Rachel Zesch is in violation with a recent purchase of guinea's and the Board approved attorney follow-up.

Lake and Property Committee: No report.

Budget Committee: No report.

Election Committee: No report.

Entertainment Committee: No report.

Shelter House Committee: No Report

Office Committee: Becky Thrap stated the office received notification of 3 properties up for sale. They are currently posted on the Lake website as of 12/7/2018.

Nominating Committee: No report.

Audit Committee: No report.

Vision & Mission Committee: No report.

Lake Reclamation: Terry Hearn was to give a presentation but had to leave early. His presentation will be at the January 12, 2019 meeting.

Per DNR, we don't have a 35 ft. dam so we are unregulated. Currently, we have a 201:1 water shed which translates into 1000 acres of water drains into a 40 acre lake. Normal ratio is 10:1. As a result, the lake needs a larger principle spillway or a secondary spillway be created. There also needs to be a depth marker near the spillway as heavy rains may cause dangerous conditions there. The current collection box is too small.

The floats are sinking and new ones are needed. The cables are new however the floats need to be replaced prior to April 2019.

Old Business:

A. Speed Study: No update. It was suggested to follow up with the Grundy County Commissioners and the Madison Township Board so that the speed tester and be used for our speed study. Two spots on the main road need to be addressed by the County Commissioners as they are dangerous.

B. Winter weatherization for the Office -Status Update: office Toilet will be repaired as well insulation being placed by the backdoor crawl space. There was discussion of placing a thermometer controlled outlet that you can get at Orschlen's. Someone needs to go into the crawlspace to check things out.

C. Tractor: Previously discussed in Roads/Maintenance.

D. Roads: Previously discussed in Roads/Maintenance.

E. Trash Camera: Purchase of a new camera discussed. Price range discussed \$80-\$155 for camera sets. Wire and wireless options discussed. Limitations are who will have access to the units and photos. Max Dickerson suggested speaking with Jim Bush in order to create a separate Security Committee to monitor photos. Lynn McCarter to follow up with Jim Bush. Nancy Thrap has offered to donate a laptop with Windows 10 installed. More research is needed and further discussion will be tabled to January 12, 2019 Board meeting.

F. Lake Reclamation Presentation by Terry Hearn – Terry had to leave earlier in the meeting. Tabled his presentation until January Board Meeting and at the Guest commentary spot.

New Business:

A. Squatters living in the swamp area: Previously discussed.

B. Payment Plans/Collections: Previously discussed.

C. Rent/Rent to Own Properties: Tabled until next month & Dale Hansen to visit offending properties.

D. Farm Animals – Previously discussed.

E. Recycling Schedule – Lynn to follow-up on list of dates the bins will be at the lake.

Adjourn: Rose Welsh made a motion to adjourn the meeting. Dale Hansen seconded the motion. **Motion Passed.** Meeting adjourned at 11:03 a.m.

Next Board Meeting: Saturday, January 12, 2019 at 9:00 a.m.

Respectfully submitted,
Without Prejudice
By: Kristie Martin, A.R.
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Leisure Lake Secretary