

**Leisure Lake Association, Inc.**  
**Board Meeting Minutes**  
**12/09/2023 Approved**

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

**Board Members Present:** Vicki Baker, LayLonnie Charles, Craig Knox, David Knox, Rick Lee, Charlie Pattee, Michael Saindon, Grace Sivadge, Alan Smith, Kenny Thrap

**Board Members Absent:** Ardith Wellman

**Guests:** Jamie Allen, Richard Charles, Max Dickerson, Dan Durham, Mindy Durham, Adam Gallagher, Dale Hansen, Robert Johnson, Sean Maschler, Connie Metzgar, Tom Metzgar, Jack Stifel, Linn Wolfe, Tom Wolfe.

**Guest Discussion:** Richard Charles – the cleanup from the Roads Committee will begin again in February. The proposal for blocks at the dam and cost for the blocks was given to Director Alan Smith, Richard will measure and recommend quantity of blocks needed. Richard asked if we can buy blocks with the extra money from the fund for the gravel (the response was; gravel funds are only for gravel, funds for blocks requires approval from the Board). Richard stated some roads here that are scheduled to receive gravel don't actually need gravel. Dave Knox stated that the gravel schedule is not being followed. If we are skipping putting gravel on roads that don't need it, then the plan seems like it should be accelerated. The 2023/2024 budget is based on the 4-year gravel plan which has been approved by the last Board per Kenny Thrap.

Adam Gallagher asked about the people who are not paying their assessments. He knows of no action being taken to collect from the 100 people who are not paying their dues. Adam feels this issue needs to be addressed.

LayLonnie Charles talked to the sheriff's office regarding illegal dumping. The sheriff gave her the necessary steps to take. She is working on this. We must work with the By-Laws. Need pictures and license plates.

Connie Metzgar states guardrails are needed by the mailboxes; the county gave us the guardrails; but they won't install. Richard Charles volunteered to discuss this with the county.

**Approval of the amended November minutes:** Kenny made a motion to approve the amended November minutes, LayLonnie seconded the motion. **Motion passed with changes.**

**Approval of October Financials:** Craig Knox asked if the ELB building was currently being rented; (the response was, yes, one unit).

Grace indicated the totals on the first page of the balance sheet do not add up. Could Quick Books be the problem? What do lines 6 and 7 represent (they show a credit and do not appear to be included in the total). Denise Johnson has talked to Katie, our CPA, who states everything is correct.

Grace Sivadge made a motion that we not approve the financials until we receive more explanation from the Treasurer. Craig Knox seconded. **Motion Passed.** Changes need to be made or questions answered and brought back to the next board meeting. It was decided not to accept the October Financials as written.

## COMMITTEEREPORTS

**Road Committee:** Jamie Allen did a great job of clearing the snow after the last snowfall. Richard Charles will talk with the county regarding the guardrail. Figuring cost for blocks. There is an electrical extension cord across the road near Jamie's house, the issue is being investigated. Richard is checking on getting equipment to fix the roads; he is checking with people who have graders to repair roads. Kenny Thrap reminded the committee that we have up to \$15,000.00 budgeted for gravel, which puts our budget in a \$9,000.00 deficit, the money is allocated for rock, and rock only. If the rock is not applied in the current budget year, as per the 4-year road plan, it does not roll into the next budget year. Richard Charles inquired as to whether there is another budget available for road maintenance. (the response was; the committee needs to make a budget request during the budget process and it must be approved by the Directors, before it is added to the next annual budget).

**Building Committee:** John Martin's house interior needs to be finished. Chris Hood is building a 30x50 post construction storage building, cement is poured. Tommy Albers has requested a building permit to construct a pole building.

**Lake & Property Maintenance:** Alan Smith suggested the Association focus on the bottom of the spillway and reconstruct the block wall that has collapsed. Richard Charles and Alan will investigate costs for renting equipment and materials, so volunteers can do the work. They will report back at the January Directors meeting.

For the roadbed of the spillway, Alan Smith is looking into someone to find the hole(s) and fill in the leaks, by a process of mud jacking/pressure grouting.

**Budget Committee:** The budget committee has not met. They will meet again in February. Please turn your expenditures in.

**By-Laws Committee:** Nothing to report.

**Audit Committee:** Nothing to report.

**Legal Committee/Security Committee:** Per LayLonnie Charles, the process is to get pictures of the trespassers and their license plate number, give this to the sheriff. The Board must present this as a civil matter in order to prosecute. A written copy of the process as approved by the Grundy County Sherriff and Grundy County Prosecuting Attorney is on file in the Association office. Code Enforcement regarding drugs; the Sherriff will come here if called, but will not patrol on our private roads. If drugs are suspected, call the Sheriff and take pictures; they will take action. The Sheriff can ticket vehicles on our roads only if they are in pursuit.

For squatters on property, our legal recourse is to show proof that the squatters can be on the property, i.e., they must provide a letter that they have permission to be on the property.

**Office Committee:** There was a deposit that was delayed due to a check that we received that wasn't signed. We played phone tag and finally found out the problem and the deposit was completed without the check and the check was sent back to the member for a signature.

**Covenant Committee:** Nothing to report.

**Ann Hansen Community Center Committee:** Nothing to report except the trees across the road were cleaned up.

**Vision/Mission Committee:** For Vision/Mission events, we are planning to do a Cleanup Day in the spring and an Independence Day Fireworks display on Saturday, July 6<sup>th</sup>, right after dark.

Dan and Mindy are discussing fundraising ideas.

There has not been a committee meeting yet, but plan to have one after the holidays in January, 2024.

**Ladies of the Lake:** As of December 2023, Ladies of the Lake has an account balance of \$2,235.06.

Our annual Soup/Chili Cook Off in October was a nice success! There were thirteen (13) soup/chili entries. The Cook Off judges were Trenton business owners from Java and Hooch and Uprooted Kitchen and Tap. Judge's pick for Best Chili went to George Lentz, and Best Soup went to Cissy Fletchall. People's Choice for best overall, went to Dave Knox. Donations collected from the evening went toward buying Christmas presents for the Children's Christmas Party coming up on December 16<sup>th</sup>.

The scheduled Trunk or Treat on October 28<sup>th</sup>, due to weather, turned into an inside family Halloween party at the Ann Hansen Community Center. Twenty-seven (27) children were in attendance and at least that many more parents & adults, plus all the game booth volunteers. We had hot dogs, popcorn, hot cocoa, "make your own caramel apples", and candy galore! Lots of fun costumes. This was definitely a night to remember! The next Halloween Bash is set for October 2024!

On three (3) different Saturdays in November and December, Ladies of the Lake prepared and served lunch for workers on the Road Committee. We will be doing lunch again for this group beginning in February 2024.

Our last meeting was on Saturday, December 2<sup>nd</sup>, at the home of Grace Sivadge. We stuffed candy bags for Santa to give out at the Children's Christmas Party coming up next Saturday, December 16<sup>th</sup>, from 10:00 to 11:00 a.m. Group voted on 2024 Officers of Mindy Durham, President, and Connie Metzgar, Treasurer.

Beginning in January 2024, we are moving our meetings from 2 p.m. on the 2<sup>nd</sup> Saturday of each month to 9 a.m. on the 4<sup>th</sup> Saturday of each month.

## **OLD BUSINESS**

a. **Emergency Spending:** Per Kenny Thrap, we need line items for emergency spending. To be discussed at next board meeting.

b. **Dam/Spillway:** Per Alan Smith, are there leaks on both sides of the collection box? With pressure grouting they bring in ground penetrating radar and find the gaps underneath the concrete without ever tearing up the concrete. They bore a two inch hole using a high pressure pump and traditionally they shoot a sand/gravel/concrete mixture in to fill the voids.

Alan is unsure how well this would plug a leak. Regarding the Bentonite clay, the companies he reached out to are located too far away, in Kansas City. Polymer gel can be used, but is only good for seven or eight years. There are four steps, but we only need the first two; \$1,500.00 to \$2,500.00 to repair. Pressure grouting, Bentonite clay; if we can use it this would solve our problem inexpensively. The only places he can find for the grouting are in Louisiana, Kentucky or Tennessee. These are national companies, he is assuming they have offices in other locations. Alan will call for estimate and timeline. We need to get a backhoe down at the bottom of the spillway, and get the blocks out of there, then get two or three truckloads of fill, possibly gravel, and reset the blocks, then stair step the blocks, then back fill them because we are on our neighbors property. Per Mike Saindon, we need to get a price on getting a backhoe and backfilling the blocks. Per Richard Charles we can stair-step blocks all the way up and backfill. Just need a price. Or we could rent a backhoe, or backfill with rip

rap. If we use rip rap we can use the blocks for the road, per Richard. There are people who live at the lake who know how to run a backhoe. The property will need to be restored up to the T-posts. Richard to find the costs of equipment and Rip Rap. If rip rap is used, we will need volunteers to take the blocks out. It will be up to the board to authorize this, per Charlie Pattee. Alan and Richard will find out the cost. Craig Knox states he asked Kenny if the \$17,000.00 for the engineer to start the process was approved. Kenny states the money was not approved to start the process with the engineer. It was Craig's understanding that we paid \$2,300.00 to meet with the engineers, and paying the \$17,000.00 was the next step. Charlie said it was not approved, because we are not going to go that route to do the repairs. Per Kenny, a lot of the work that needs to be done is time sensitive and we need a number so it can be on the agenda for January so we can get the money approved. Discussion about what size machine is needed to remove the blocks. We need figures for next month's meeting so we can get the project started. Per Charlie.

c. **Painting Posts Across the Dam:** The posts cannot be painted; they are severely deteriorated, only the outsides of the posts remain; they need to be replaced. We could use blocks instead of posts per Richard. Concrete should be used, per Alan. Yes, the posts DO keep cars from going into the lake. Craig Knox asked if there was ever any talk about dredging the cove next to the beach/park. We should rent a machine to dredge the bottom of the cove, per Richard. Per Adam Gallagher, there is a lot more involved than just scooping it out, the silt has to be put somewhere, a catchment would have to be built for it, probably near the scrap metal trailer. It would be 'soupy', run down the hill and stink. Craig does not remember ever voting to dredge the lake. Only discussion, per Charlie. Need to clear the culvert so water can easily flow into lake, per Mike Saindon. Fix the spot so it works and leave the rest of the lake alone. We don't have the resources to do this per Mike.

d. **Allow Maintenance Employee to Clear Brush:** Kenny Thrap read the policy; there is a line specifically for worker's comp, specifically towards cutting brush and trimming. It costs \$12.90 per every \$100.00 of compensation. What that really means is at Jamie's hourly wage this would increase our premium by \$528.00 a year with no injuries, if there is an injury it would be more. Our Worker's Comp is based on our job descriptions, per Kenny. We need volunteers; is there liability for volunteers? Mindy Durham asks if there is a release that could be signed. Kenny will read the 'Sunshine Laws' and report back. Ever since we removed brush cutting and tree trimming from the maintenance persons' job description, we have received a refund from the insurance company. Craig asked how long we had the coverage for cutting and trimming on the insurance policy. It was removed about a year before Rick Lee vacated the job about eight years ago. LayLonnie Charles will donate a chainsaw. Craig Knox made a motion to pay the \$528.00 insurance premium so the maintenance person can use a chain saw. LayLonnie seconded it. **The motion carried.**

f. **Road Equipment:** Richard Charles is looking at a blade that has a new motor and tires. The selling party is asking \$15,000.00 for it. He will look at the blade to be sure it will meet our needs. He will send the proposal to the board if it will work for our roads. It is a road grader.

## NEW BUSINESS

a. **Office Remodel:** Kenny Thrap indicated there is \$3,871.23 donations in the account for the office remodel. Additional funds have been pledged by donors to remodel the office in its current location. Kenny stated there is a group of volunteers who would like to use the money for the remodel and any overages spent in the remodel will be from additional donations (funds to be spent in excess of this amount will be 100% donations). Craig Knox asked what's being done. Replace windows, remove bathtub, water heater, insulation, remove carpeting, put in different flooring, heating/air conditioning and other updates. We will use the donated funds in the Leisure Lake account (\$3,871.23) first, then the pledged money from others.

Kenny made a motion for volunteers to use the donated money in the Leisure Lake account for remodeling the Leisure Lake office in its current location; and all funds spent in excess of the donations

currently in the Leisure Lake account, will be from additional pledges/donations (there are 14 people who have made pledges of additional funds). Grace Sivadge seconded the motion. **Motion carried.**

b. **ELB Building:** Jamie Allen stated signage is needed which says 'For Rent' on the ELB building, along with the office number or a contact person's name, number and rates. LayLonnie will make a sign; one for each door. Craig would like to do magnetized signs for the doors. There needs to be a contact person available 7 days per week. Richard Charles volunteered to do this. LayLonnie Charles indicated she will make the signs for each door.

c. **Status on camera pictures:** Jamie Allen said it's up to the board to take legal action, need pictures and the board has to have a person who will enforce what our bylaws allow us to do. The board or the legal committee, must be willing to follow through with going to the Courthouse and filing suit. This must be done by the legal committee, but the board must assign an enforcer. Get pictures (2 of each), the camera gets license plates as well, then send a letter by the office, send certified mail, if no response to the letter, then send to the Sheriff and Sheriff will take care of it. In the past, per Dale, per LayLonnie, we need to have a person who can write a citation that we can follow thru within 30 days. If non-compliant, then we go to the Prosecuting Attorney, Sean Maschler suggests have two people, one from the Legal Committee. One person writes citations, the legal committee follows up. Per Kenny, wrote document for illegal dumping with Prosecuting Attorney. The secretary can send a registered letter. If squatters are on the property then the Sheriff can deliver the letter. If the party does not respond to the citation, then we move forward with the Prosecuting Attorney. Richard feels we need two or three people writing the citations. Need to put the enforcer in place and give them the authority to write citations, then the legal committee are the ones who will back up the enforcer. Then legal committee takes the citations, and moves forward with the next step. Per Kenny, when people are illegally dumping you can't write a citation because people don't see them in the act. Citations could be used for other offenses, but not dumping trash because people are not caught in the act. We have a document in the office on how to deal with illegal dumping. Grace asked if we had names for the two people today, so a letter could be sent to them. Michael said yes. Names of those are Sandra Gasko (Gary Teepe), and Camry Holstad (estate of Floyd). Craig Knox asked that another name be added to this list. He saw Jeanne Wheeler dumping garbage last Saturday, on December 2<sup>nd</sup>, and said she is currently on the Not In Good Standing List. Grace Sivadge made a motion that the office send a registered letter to those who are in violation of the By-Laws (mentioned above), and the President (Charlie Pattee) will sign the letters. Mike Saindon seconded the motion. **Motion passed.**

d. **Building permit for Tom & Christine Albers:** This was approved.

e. **Suicide Hill:** Craig Knox wants the sign removed. Per Rick Lee, there have been people almost killed on that hill. Craig asked if we are going to discount lots which are inaccessible by roads. There are other roads at the lake that do not get plowed in the winter. Are people who live on those roads being charged full rates? Yes, they are. Most of board members said no to this. There is a snow removal policy in place which indicates when to plow, and what parts of road do not get plowed unless the property owner calls and requests it to be cleared after a snow event because they are planning to visit their property. The snow removal policy can be re-adjusted by the board, by recommendation of the road committee. This policy has been in effect for twenty years.

f. **People who have multiple residences should pay first property assessment rate, or \$200 for each house they own:** Craig Knox would like to know what is to stop a family from putting all their properties under one name and having multiple cabins around the lake? Alan Smith would be interested in looking at people who have multiple permanent dwellings. Someone would have to go around and take a physical inventory of houses. Not all houses have a 911 address. Craig wants to put forth a motion that we start charging people who have multiple residences; that all lots that have permanent residences on them be charged a first property rate. Craig wanted to add that the Not In Good Standing list had a total of 18 estates on it which could not be collected from. Kenny stated there are some estates not on the list that we DO collect from. Craig states that we have lost our opportunity to collect from some of those estates. Craig asked why the people are still on the list if we can't collect money from them. Kenny explained because the property is still in their name. The motion died for lack of a second.

Grace Sivadge made a motion to adjourn the meeting, Craig Knox seconded the motion. **Motion was approved** meeting was adjourned at 11:40 a.m. The next board meeting will be Saturday, January 13<sup>th</sup>, at 9:00 a.m. at the Shelter House.

Julie Warner, Secretary  
Charlie Pattee, President