

Leisure Lake Association, Inc.
Board Meeting Minutes
5/11/2024 Approved

Board President Charlie Pattee called the May 11, 2024 Leisure Lake Board Meeting to order at 9:05. Roll call was taken.

Board members Present: Vicki Baker, Craig Knox, Charlie Pattee, Michael Saindon, Grace Sivadge and Kenny Thrapp.

Board Members absent: LayLonnie Charles, Ardith Wellman and Alan Smith

Guests: Max Dickerson, Carolyn Kelso, Kevin Smith, Dale Hansen, Tom Woolf, Linn Wolf, Darcy Saindon, Sean Maschler, Charles Smith, Mindy Durham, Dan Durham, Jamie Allen, Richard Charles and (???? the guy with the white beard)

Guest Discussion:

Grace Sivadge brought up a request from Connie & Tom Metzgar. "We would like to suggest the board approve gravel by the docks, it's a muddy mess." Grace Sivadge also said the following: We've had a tough year. We have had surgery, hospital episodes and we even lost one of our board members due to death. Last spring, before I was on the board, the board figured out that the top priority for the year should be the dam and spillway. I hope that we will keep that our top priority from now on because none of the other improvements will not mean much if the dam and spillway breaks and we lose our lake. Let's keep our number one focus on the dam and spillway! Thank you.

Approval of the April 13, 2024 minutes: Craig Knox made the motion to approve the April 2024 minutes. Vickie Baker seconded it. **Motion Passed.**

Approval of the March 2024 Financials: Vicki Baker made the motion to approve. Grace Sivadge seconded it. **Motion passed.**

COMMITTEE REPORTS

Road Committee: Richard Charles reported that we'll see about getting gravel at the boat docks. He came up to check on Carolyn's ditch and it is filled in, and a muddy mess. Kenny suggested purchasing sand for the beach.

Building Committee: No report

Lake & Property and Maintenance: No report

Budget Committee: Kenny Thrapp reported that the committee will present their final draft later today as agenda "e".

By Law Committee: No report

Audit Committee: No report

Legal Committee/Security Committee: Kevin Smith reported that two security lights have been installed. He had a question about people who have their regular assessments paid up using the dumpsters. Kevin passed around a picture of an individual dumping trash who is on the not in good standing list. The board recommended that a warning letter be sent from the Leisure Lake office stating: that the information will be passed on to law enforcement if the dues are not brought up to date.

Nominating Committee: No report

Office Committee: Kenny Thrapp reported that an infestation of termites was discovered in the Office Building. The initial treatment has been done. The cost was \$495.00. The damage to the beams will be fixed in the remodeling process.

Covenant Committee: Sean Machler reported that based on the covenant meeting held last month after the board meeting, he sent a revised copy of the covenant out to the board members and the office. Dale Hansen reported that he has all the information and bylaws from Thunderhead Lake that he would like to share with the covenant committee.

Ann Hansen Community Center Committee: No report

Vision/Mission Committee: The Spring Scrap metal and Electronics Collection was Saturday April 6 through Saturday April 20. The collection bin by the boat ramp was emptied a couple of times, and people took multiple items to the trailer above the dam also during that period. We appreciate all the help we received lifting heavy appliances we picked up from the residents that did not have a way to get their items to the collection bin. Community coffee was held on Saturday, May 4. We served biscuits and gravy as well as cookies and breads donated to us that were remaining from the Ladies of the Lake bake sale held the previous Saturday. Our next Community Coffee is scheduled for Saturday, June 1.

A workday is scheduled for Saturday, May 18 from 9am to noon. We will be painting playground equipment at the Community Center and appreciate any volunteers that would like to help. We will also be joining the Road Committee for lunch at 12:30 pm provided by Ladies of the Lake.

Our treasury balance to date is \$564.99. This includes May Community Coffee donations of \$79 and expenses of \$48.28 for supplies. An account has been opened at Southern Bank and is set up identical to the Ladies of the Lake account. We will get stuff turned in to the office so Vision and Missions can be reported on the financial sheet. We would like to have a debit card for this account to make purchases easier, and we need the approval documented in Board Minutes so we can acquire the debit card.

Respectfully submitted,

Dan & Mindy Durham, Co-chairs

Vision & Mission Committee

Ladies of the Lake: Mindy Durham, president, reported we were scheduled to serve lunch to the Road Committee Volunteers on Saturday, April 20, but due to muddy conditions, the workday was cancelled. Ladies of the Lake did not have a monthly meeting on Saturday, April 27, instead we had our Annual Indoor Community Yard and Bake Sale that day at the Ann Hansen Community Center.

We had lots of baked goods and miscellaneous donations, and we rented 7 tables to other lake residents who had their own wares to sell. The Grand River Garden Club members sold plant starters and shared growing tips. We also offered a \$5.00 lunch special of a sloppy joe, two sides, and a drink. Our sale was a success and it was great to see so many people come out to support this event!

The deposit from our Community Sale was \$958.50, and our account balance to date is \$3,124.97. We are gathering at Dino's Diner at 9:00am on Saturday May 18, for coffee and a brief meeting.

Respectfully Submitted,

Mindy Durham, President

Ladies of the Lake

OLD BUSINESS

- a) **Dam/Spillway:** Richard Charles reported that the dam building company LayLonnie works for was not interested in fixing Leisure Lake. Richard stated that he will contact two companies in Trenton to see if they would be interested.

- b) **Completion of railings and dredge cove at mailbox:** Richard Charles reported that the plan is to put them up next month. He needs volunteers to help. Richard Charles promised the railings will get done in the next couple months.
- c) **Lawyer to facilitate suites against members who are not in good standing for two years:** The board members were provided a list of members as of May 1st, who have signed the covenants but owe back assessments. No action was taken at this time.
- d) **Road Equipment:** Skid steer rental the board already approved this last month.
- e) **Firearms Signs:** Craig Knox suggested that the president assign a committee or person to buy and print the signs. Charlie Pattee, President agreed.

NEW BUSINESS

- a) **Confirm board member to fill open position - Charlee Pattee:** The board voted yes to confirm Dale Hanson as a new board member to fill one of the two open slots. There was some confusion as to whether Dale had signed the 2014 covenant. Dale will not join the board until this issue is resolved.
- b) **Continue giving lists of deposits or not - Office:** The board voted yes to continue giving lists of deposits.
- c) **Status of the 2023-2024 Road Plan - Kenny Thrapp:** Richard Charles stated that they are following the road plan as well as filling potholes. Richard also stated that he can have the road plan finished by the end of June.
- d) **Purchase of chemicals for the lake - Kenny Thrapp:** Kenny stated that the chemicals need to be bought. Charlie Pattee agreed to check with Jack Wright about what needs to be purchased this year.
- e) **2024-2025 Budget - Kenny Thrapp:** Kenny Thrapp provided the board with three pages of budget information which included the proposed operating Budget for 2024-2025, the other income totals for 7/1/23, and the Capital Improvement Budget for 2024 -2025. Vicki Baker made the motion to approve the proposed budget for the year 2024-2025. The motion was seconded. After discussion the **motion passed** with one person voting no.
- f) **Rip Rap - Grace Sivadge:** Grace stated that the board has been notified twice that there is free rip rap in Jamesport. The board has discussed several times wanting rip rap for projects. A motion was made to have Mike & Jaimie use the Leisure Lake dump truck to go get a load of the "good" rip rap in Jamesport. The motion was seconded and **motion passed** unanimously.
- g) **Request more money for box blade - Richard Charles:** A motion was made to purchase the box scraper that is available for \$1,375.00 plus tax, motion was seconded and **motion passed**.
- h) **Late Charge - Craig Knox:** Craig suggested charging a late charge of 1% a month. When he realized this would mean a by-law change and there were not board members to start the process, he withdrew his suggestion.
- i) **Removal of deceased people from the not in good standing list - Craig Knox:** No action was taken.
- j) **Removal of boat from Lake - Craig Knox:** A discussion ensued about what to do with people that have boat stickers but haven't paid their special assessments for the year. No action was taken.
- k) **ELB Bldg transfer of property to Leisure Lake - Craig Knox:** It was pointed out that the Lake Association is now collecting rent for the big section of the ELB Building for a year and that the ELB is not part of the original plots of Leisure Lake. No action was taken.
- l) **Fiscal Responsibility - Craig Knox:** No Action was taken
- m) **Special assessments - Craig Knox:** No action was taken.
- n) **By Law Changes- making it faster - Craig Knox:** No action was taken o) **Closed session to discuss employee performance reviews**

The board meeting resumed after the closed session. Craig Knox resigned from the board. Vicki Baker made the motion to adjourn. Motion seconded, and **motion passed**. Meeting adjourned at 12:13.

Respectfully submitted,
Grace Sivadge

Acting Leisure Lake Board Secretary