

Leisure Lake Association, Inc.
Board Meeting Minutes
October 14, 2023 Approved

Dave Knox called 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, Michael Saindon, Grace Sivadge, Alan Smith, Kenny Thrap, Ardith Wellman

Board Members Absent: Charlie Pattee

Guests: Jamie Allen, Richard Charles, Max Dickerson, Dan Dunham, Mindy Dunham, Dale Hansen, Joe Holtkamp, Carolyne Kelso, Darcy Saindon, Paula Smith, Randy Wellman.

Guest Discussion:

Richard Charles, is the raise 5% every year, or just as needed? The board stated that the increase is 5% each year, rounded up to the next dollar, for the next 5 membership years per the motion approved last month.

Mike Saindon asked if there was a Fundraiser Committee? The board replied that there is not.

Dale Hansen voiced a concern. He stated that the board voted to get rid of the 2013 covenant. The Board President needs to go to the Courthouse and do something with the title company. It has not been done, per Grace Sivadge. The Covenant Committee will meet this afternoon to discuss this issue.

Joe Holtkamp has a concern about a barking dog. It is not clear who the owner is. A director in Unit 1 got a call about the dog and she went and talked to the people. One dog that was barking was in heat, the other died of Parvo and is no longer here, per Grace Sivadge.

Grace Sivadge brought to the attention, that in the September 9th meeting, under Board Members present, it did not include Laylonnie Charles and Michael Saindon, who were in attendance.

Approval of September 9, 2023 Minutes: Craig made a motion to approve the September minutes, with the amendment to add Laylonnie Charles and Michael Saindon Ardith Wellman seconded the motion. Motion passed.

Approval of September 9, 2023 8:00am Closed Session Minutes:

Craig questioned if there was a vote cast after the adjournment for the 9/9/2023 closed session; to retain employees? The minutes do not reflect this. Per Craig, there should be a mention of it somewhere. Craig then motioned to not approve the 9/9/2023 8:00am closed session minutes because they are not complete. After discussion, there were some Board members who were still in attendance after adjournment of the closed session meeting that stayed and discussed. This portion of the closed session meeting is like it did not happen because it was out of order (the meeting had been adjourned before discussion occurred). Craig withdrew his motion.

Craig Knox made a motion to approve the September Closed Session Minutes, Vicki Baker seconded the motion. Motion passed.

There should be an agenda item to discuss retainage of employees which will be a Closed Session Meeting for the November Board meeting.

9/30/2023 Special Assessments Meeting Minutes

Craig Knox motioned to approve the 9/30/2023 Special Assessments Meeting Minutes, Vicki Baker seconded. Motion passed.

Approval of August 2023 Financials: Craig Knox made a motion to not approve the August 2023 Financials until we find out what the bad debt write off is for. Vicki Baker seconded the motion. Craig Knox asked; how were billed for trash, Kenny Thrap explained the garbage is billed per dump; usually twice a week. Motion Passed.

Approval of August Financials will be on the November agenda.

COMMITTEE REPORTS

Road Committee: Jamie Allen reports that West Leisure Lake Drive, from the intersection of Catalina/Deborah Drive to the intersection of Deborah Drive, will be done by the end of next week. Gravel has been spread on the cul-de-sac at David Denou's residence as required in the 4-year road plan. He did not do South Leisure Lake Drive, as Jamie unable to clear certain roads without a chain saw. Jamie is not insured through Leisure Lake to use a chain saw. Michael Saindon inquired as to whether there was an incident that happened regarding use of the chainsaw, as the chainsaw had been used previously with no issues.

Kenny Thrap suggested making it a November agenda item under new business, and having a conversation about it at that time.

Building Committee: No report.

Lake & Property Maintenance/Spillway Committee: No report.

Budget Committee: Kenny Thrap reported the budget will be meeting in January to begin discussion of 2024/2025 budget. Dave Knox encouraged all who are unhappy with the rates to attend the budget committee meetings.

By-Law Committee: No report.

Audit Committee: No report.

Legal Committee/Security Committee: No report. Kevin Smith volunteered to chair this committee.

Office Committee: We have a Unit 1 sign and a Unit 2 sign – if you don't have yours, grab it before you leave. Also if you don't have your sign get it from last year's member. President and Vice President have an extra sign as well as unit or at large signs.

We have given you a new Board of Directors sheet. Check your information and give any changes to Julie in the office. Due to not getting rate increase until end of September we may not be able to mail annual billing on November 1st. Will try, but it may be later.

We need the president letters and if the committees want anything in the newsletter, we will need both by 10/21/23. Please e-mail them to the office.

Regarding Electronic bills, we have only received three requests to send electronically. We sent the first electronic bill yesterday.

Covenant Committee: Meeting today. Will go over the covenant and will let the President know he has to do the title transaction. Grace Sivadge is joining the Covenant Committee.

Ann Hansen Community Center Committee: No changes.

Vision/Mission Committee: Mindy Durham said the September clean up from 09/09/23 – 09/22/23 was a success. They took half a trailer of electronics, paid for 410 pounds of televisions, and old cars were removed. We also had a dumpster available to collect scrap metal. Our items were added to the City of Trenton's cleanup day. Vision/Missions is considering making this an annual event, as well as possibly having another clean up in the spring.

Ladies of the Lake: As of 10/2023 Ladies of the Lake has 14 active members, and an account balance of \$1,758.06. Of those funds, \$1,000.00 of that is going to go for a new air conditioning system for the Ann Hansen Community Center. Also being held in reserve is \$450.00 which is going to match Vision/Missions donations for playground equipment. On September 9th, Grace Sivadge was taken to El Toro's restaurant as a surprise thank you for her service to the Ladies of the Lake. At that meeting it was decided to move future meetings from 2:00 p.m. on the second Saturday of the month, to 9:00 a.m. on the fourth Saturday of each month, beginning January 2024. The Soup/Chili Cook off and Bingo is tonight, please bring a dessert and 2 new or gently used items from home, to be used for Bingo prizes. Donations will be taken to buy Christmas presents for the kids at the Christmas Party, coming up on Saturday, December 16th. Trunk or Treat is coming up on October 28th, and will include a hayride. Our next meeting will be on December 2nd, at 9:00 a.m., at the home of Grace Sivadge.

OLD BUSINESS

- a) **Emergency Spending:** Craig Knox brought up the issue. Spending should be voted on. Policy is too vague. The President can spend up to \$500.00 on a major expenditure. Craig says he has never seen an emergency situation in five years that couldn't wait until the next board meeting. It would help us be able to better focus on the budget if we just got rid of the \$500.00 emergency expenditure loophole. The \$500.00 is not budgeted anywhere in our budget. Discussion ensued. Craig is making a proposal that would limit the President to spend \$500.00 on an emergency ONE TIME per his term as President. It should be done as a By-Law change and be voted on three times and go to the Annual Meeting.
Craig will work with the By-Laws committee and the issue will go on the agenda for the next meeting.
- b) **Restroom Skylight:** Randy and Ardith Wellman are going to go look at the roof in the restroom and will either repair it, or cover it for the winter.
- c) **Gutter Repair:** Rapid Removal denies responsibility for the damage done to the gutter on the maintenance building next to the trash enclosure, and declines responsibility to repair. The doors are also sagging and there is vegetation that needs to be removed. Michael Saindon volunteered to lead the effort to get this done.
- d) **Manual for Lake/Prop Management:** Motioned by Michael Saindon, to review and learn the Mission Statement and vote on in the November meeting, Grace Sivadge seconded. Motion passed.
This should be an agenda item under Old Business for the November Board meeting.

NEW BUSINESS

- a) **Select chairpersons for committees:** Grace Sivadge is covering for Jack Wright. The Roads Committee Chairperson is now Richard Charles, the Property Maintenance Committee Chairperson is now Alan Smith, the Audit Committee Chairperson is now Wes Morgan, and the Vision/Missions Committee Chairpersons are now Dan and Mindy Durham.
- b) **Not In Good Standing List:** As pointed out by Grace Sivadge, in the Board Minutes from December 2022, there was a motion made that the list should not be posted publicly. Then in December it was decided TO post the list. Alan Smith motioned to have the list posted at the mailboxes, Michael Saindon seconded, motion was approved.
- c) **Possible person to help clean up lots:** For those who are unable to clean up their lots. Dale Hansen stated the roads committee used to trim the trees.
Move topic to November Board meeting agenda.
- d) **Dam/Spillway:** Alan Smith will get the paperwork and look at the maintenance of earthen dams.
- e) **Cost of Ads:** Handout given to Board members to review. We only have two newsletters now and we need to know if the cost needs updated or if all options will remain. Ardith Wellman motioned to keep as is, Craig Knox seconded, motion was approved.
- f) **Painting posts across the dam:** Item initiated by Jack Wright, not present today. Ardith Wellman painted the posts two years ago. We currently have paint available, per Mindy Durham. The committees need to work together. Vision/Missions will work with another committee to repair the posts. Add Ardith Wellman to Vision/Missions Committee.
- g) **Completion of railings and dredge cove at the mailboxes:** Item initiated by Jack Wright, not present today. Madison Township has provided the needed materials for completing the railings, but we are in need of someone to lead this project.

If dredging is done, is there somewhere to put the dirt? Can the dirt be put below the big lake dam? Michael Saindon asked if we could sell the silt that's removed.
- h) **User fee for boat docks & boats:** Item initiated by Jack Wright, not present today.

- i) **Annual permits for golf carts, etc.:** Item initiated by Jack Wright, not present today. This would be too difficult to enforce. Kenny Thrap and Craig Knox will not support this idea. Additional stickers could go for money for roads, per Dave Knox.
- j) **Set up cleanup day to clear tree limbs along the roadside before winter weather:** Item initiated by Jack Wright, not present today. 2-work days for the purpose of cutting brush along roadways have been scheduled for Saturday 10/21 and Saturday 10/28 at 8:00am. Ladies of the Lake will provide lunch for the cleanup days Lunch will be provided at 12:00 or 12:30 p.m. This could be advertised at the office.
- k) **Look into property maintenance person to maintain the lake properties in lieu of volunteers:** Item initiated by Jack Wright, not present today. Dave Knox uncertain about more additional hours and costs.
This item should be included on the November Board meeting agenda under Old Business.
- l) **Have Board vote on percentage increase every year from 1% to 10%:** Craig Knox states people are not happy with the last increase. An increase every year seems easier. Small and steady instead of a large increase. Seems more efficient and easier for most. Discussion Ensued. Per Craig, his proposal would be a MANDATORY vote for a 1% to 10% increase every year. Need to add a By-Law for this, there currently is no By-Law covering this.
- m) **Make it possible to pay for assessments in full:** Per Craig Knox, members should be able to make a one time payment for their special assessments, which could be specified to use for dam repair. The board decided to table this topic. Craig wants to give people the option of paying for all of their assessments at once. This would not be mandatory. Discussion ensued on Special Assessments. Special Assessments are earmarked for capital improvements, it can't be used on rock, wages, etc.
- n) **Rental of ELB building/proposal:** Dale Hansen would like to rent the largest of the units for the entire year, for \$500.00. Craig states that if we keep the ELB building, at some point it has to be solvent. Craig made a motion to deny the rental of the ELB building for \$500.00, Kenny Thrap seconded the motion. Motion passed.

Dale then offered to BUY the ELB building for \$30,000.00 with the lake paying the closing costs. Michael Saindon indicated; the board would need time to think about his offer. Dave Knox would like a month to decide about selling the building.
Dale stated this was a 1-day offer and he would withdraw it when the meeting adjourns. Discussion ensued and having no motion to approve or decline the offer, the issue died.
- o) **Discussion of what is needed to ensure refunds after Shelter House Events.** Per Dale Hansen, Justin Collins rented the building on short notice, and left all the garbage, so he did not receive his refund. It states in the rental agreement that no garbage is to be left behind. The cleaning notices are posted on the door, the counter, and in the Shelter House contract that was signed. Agreed that he should not receive his refund.

Alan Smith made a motion to adjourn the meeting, Craig Knox Seconded the motion. Motion was approved, meeting was adjourned at 12:15 p.m. The next Board Meeting will be Saturday, November 11th, at 9:00 a.m. at the Shelter House.

Julie Warner, Secretary