

Leisure Lake Association, Inc.
Board Meeting Minutes
November 9th 2024 Approved

Charlie Pattee called meeting to order at the Ann Hansen Community Center at 9:00 on November 9th 2024. Roll call was taken

Board Members Present: Vicki Baker (by phone), LayLonnie Charles, Charlie Pattee, Michael Saindon, Grace Sivadge, Kenny Thrapp, Ardith Wellman, Denise Lindquist, and Lynn McCarter

Board Members Absent: Alan Smith

Guests: Max Dickerson, Robert Johnson, Craig Knox, Rick Logan, Karen Whitely, Robert Hamburg, Richard Charles, Carolyn Kelso, Randy Wellman, Dan Durham, Mindy Durham, Tom & Connie Metzgar, Randy Blish, Joseph Johnson, Jamie Allen, Dale Hansen, Charles Smith, Curtis Stephenson, Deanna and Rachael McCarter

Guest Discussion:

Craig Knox Ask questions about buying a lot owned by two different parties. It was determined that the division of the lot must be registered at the abstract office for half a lot to be sold separately from the other half. It was suggested that Craig check with the Leisure Lake Office to facilitate a payment plan for the lots he is interested in buying.

Jamie Allen voiced his concern about people on Hillcrest living on a deceased person's lots, the people living there now have the deed to the lots.

Approval of the Minutes: LayLonnie Charles made a motion to approve the October 12th 2025 Minutes, Ardith Wellman seconded the motion. **Motion Passed.**

Approval of September Financials: Denise Lindquist made a motion to approve the September 2024 Financials, LayLonnie Charles seconded the motion. **Motion Passed**

COMMITTEE REPORTS

Road Committee: The committee still has culverts that need to be put in. Mike Saindon recommended drivers slow down to keep the roads in better shape. He also asserted we still have problems, but slowly and surely the roads are improving.

Building Committee: Tom Metzgar chairman reported nothing new to report. He will check into concerns about a blue trailer located on 71915 Forest Drive.

Lake and Property Maintenance/Spillway Committee: Kenny Thrapp reported he has received two quotes from contractors for the portion we want fixed on the dam.

Budget Committee No Report

By-Law Committee No Report

Audit Committee No Report

Legal Committee/Security Committee LayLonnie Charles reported that she, and Kevin Smith and Max Dickerson are the three people who will be representing Leisure Lake in court. There are seven people who will be taken to court. The committee is working on charging people who don't live at the Leisure Lake with dumping trash in Leisure Lake dumpsters. Also discussed were restraining orders on people at Leisure Lake. Two property owners who were behind on their dues took positive action on their own. One property owner set up payment plan while the other paid off their back dues in full.

Office Committee No Report

Covenant Committee: See Old business part d

Ann Hansen Community Center Committee: Attendees were reminded of the Thanksgiving Dinner at the Ann Hansen Community center tonight at 6:00pm.

Vision/Mission Committee: Vision-Mission served sausage, scrambled eggs, & pancakes at the community coffee on Saturday November 2nd. It is always great to see lake residents gather and visit with neighbors. On Saturday, October 26th, vision-mission teamed up with Ladies of the Lake for the Community Halloween Bash. This was a great evening, and the adults outnumbered the kids! Our treasury balance is \$1,009.42 which includes donations of \$98.00. Our expenses were \$100.03 for the Halloween Bash, and \$15.20 for November Community Coffee. All receipts have been submitted to the office. Michael Saindon and Jamie Allen have volunteered to take care of the December as community coffee as Mindy and I will be on vacation. Respectfully submitted, Dan & Mindy Durham Co Chairs Vision- Mission Committee.

Ladies of the Lake: Our annual Chili/ soup cook-off was held on October 12th 2024, and was well attended. We had 13 crock pot entries, and 55 people in attendance. Judges choice for best chili went to Deanna McCarter, and best soup went to Ardith Wellman, for Cheeseburger soup. All attendees voted for their favorite, and Chuck & Mary Smith's chili won people's choice over all. On Saturday October 26th 2024, Ladies of the Lake teamed up Vision-Mission for the community Halloween Bash. We had 7 trunks and 34 kids and 58 adults attended. This was a blast!! Everyone voted for their favorite trunk. Stephanie Wellman and Brandon Almazan won people's choice for best trunk. A huge Thank you to everyone that helped in some way to make this a fun fall festive event! Our two committees could not have been successful without all of the volunteers that came through for us! Our account balance to date is \$3,845.50. This includes

\$220.00 in donations for the children's Christmas presents. From the Cook-off we had a deposit of \$236.50 with expenses of \$52.00. From the Halloween Bash we had a deposit of \$109.00. We offered a \$100.00 budget towards the Halloween Bash, and reimbursement for those expenses have not been paid out yet but will. On Saturday November 16th 2024 at 6pm, we have our annual Treasure bingo night. We are asking those attending to bring two new or lightly used items as Bingo prizes. Attendees are also asked to bring their drink of choice and a snack to share. Everyone is invited to attend. We did not have a business meeting in October, but have one scheduled Saturday November 23rd 9 a.m. at the Ann Hansen Community Center. We will discuss the Children's Christmas Party which due to schedules has been moved to Saturday December 14th from 2-3 p.m. We need parents to contact the office with ages & genders of children that will be attending so we can purchase gifts accordingly.

Our annual Christmas Caroling and cookie exchange has been cancelled this year due to LOL member scheduling. The previous date for all three of these events was originally set for December 21. We have determined that date was just too close to Christmas and would hinder attendance. We will make plans to do caroling and cookies next year.

Respectfully submitted, Mindy Durham, President, Ladies of the Lake

OLD BUSINESS

- a) **Dam/Spillway:** Ardith Wellman made a motion to contact John Maples to see if we can get access to his land and allocate the money to do both jobs at the bottom of the spillway up to \$57,000. Allocated from capital improvement funds. LayLonnie Charles seconded the motion. **Motion Passed.** Mike Saindon made a motion to sign

and accept contract for spillway repairs by Doug Hood, Exhibit A, and LayLonnie Charles seconded the motion. The **Motion Passed**. The expected duration of the project is 3 weeks to a month depending on the weather. Kenny Thrap made the motion that Lynn McCarter and Kenny Thrap be the assistant agents on the spillway repair project. Ardith Wellman seconded the motion. The **Motion Passed**.

- b) **Completion of railing on NW 25th (Township Road):** Kenny Thrap made the motion to allocate \$500.00 to excavate for the replacement of Jersey barriers on NW 25th culvert. LayLonnie seconded the motion. The **Motion Passed**
- c) **Riprap:** Mike Saindon and Tom Metzgar agreed to communicate with the Amish to get this finished.
- d) **Covenant:** After much discussion among the board and guests it was determined to send the Covenant back to the committee. The committee was asked to have the office print up a new black and white copy containing the new suggestions for the next board meeting with copies for Board members and guests.
- e) **Proposed By-Laws:** A motion was made and seconded to the proposed change to Article IV Section II as follows: No person shall be eligible to become and remain a Director of the association who is not paid up member. The motion failed to get the required 8 votes to pass. Then a motion was made to the proposed changes to Article IV Section II: No person shall be eligible to become or remain a Director of the Association who is not a paid up member. A member must have signed the covenant agreement for all properties in his or her name(s) after August 14th 2014. Properties with current deed off record, dated on or before August 14th, 2014 are grandfathered in (not requiring a signed covenant to become a Director of the Association). The motion failed to receive the required 8 votes to pass.
- f) **Water at the Bathrooms at Beach:** Jamie Allen reported that Danny Stephens has been hired to the job before it freezes.
- g) **Door on Maintenance Building:** Jamie Allen reported the door has been ordered

NEW BUSINESS

- a) **Dale Hansen:** Water and Septic tank qualifications: The Board agreed to make sure the lake will be tested for ecoli between MAY 1ST and May 15th in 2025. New septic tanks still always must get state permit. Dale Hansen gave Charlie Pattee a list of official regulatory persons to work on septic tanks in our area. The Board was reminded that state regulators look specifically for standing water and smells around existing septic tanks. The group was also reminded that in order to do what you want on your land it must be platted at the county as a "three acre lot" (not several smaller lots plotted together that add up to three acres)
- b) **Dale Hansen Betterment Group:** A betterment group at the lake must be formally recognized in order to have assessments forgiven and the covenant must be signed. No action was taken,
- c) **Craig Knox Donation of Unit 4 Lot numbers 98 & 99:** A motion was made to accept Craig Knox's properties Unit 4 Lots 98 & 99. Motion was seconded and **Motion Passed**.
- d) **Jamie Allen Unpaid past due assessments:** The legal committee, represented by LayLonnie Charles, agreed to reimburse Jamie for legal costs he incurred obtaining information from the county about unpaid assessments.
- e) **Craig Knox Boat dock on dam:** No action taken
- f) **Charlie Pattee Lawyer update:** Kenny Thrap read the letter from Robert Cowherd to the group. It will be included in the minutes as Exhibit B. No action was taken.

Denise Lindquist made a motion to adjourn meeting, LayLonnie Charles seconded the motion. **Motion Passed** meeting was adjourned at 1:27p.m. The next board meeting will be Saturday, December 14th at 9:00 am at the Ann Hansen Community Center.