

Leisure Lake Property Owners Association
LLLPOA
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Minutes of the Leisure Lake Property Owners Association Board of the LOA of Warner Robins Ga. Held at the Pond in Warner Robins Ga. At 12 noon on 12/11/23

- I. Call to order:
By President Bob Day
- II. Roll call of officers at 12:05
Present:
Bob Day -President
Bob Dailey – Treasure
Stephanie Tibbetts – Secretary
Duane Smith -Board member
Jude Reynolds- Board member
Tim Ham -Board member
Joe Wilburn- Board member
Dan Giammetta- Board member
Absent:
All board members present
Also present:
- III. Approval of last meeting minutes:
Minutes of last general meeting reviewed and approved.
After minutes approved Stephanie goes over the process going forward when someone brings an idea/proposal to the group a vote will be held and recorded in the minutes. So that going forward there will be documentation of decisions made. Tim suggest looking at the “Roberts Rule of order” Stephanie states this will be investigated for future.
- IV. Financial report
By: Bob Dailey
Assessments:
Annual dues collected so far \$12,425.00
Operating cost:
July 19,2023 Fricks Law Firm - \$100.00
Aug. 8, 2023 Cleaning Rip Rap on upper dam -\$500.00
Aug 8, 2023 Dues Mail out supplies -\$41.23
Sept. 7, 2023 String Bean clean up on lower dam -\$350.00
Sept 14, 2023 County taxes -\$241.07
Sept. 14, 2023keys for dam and mail out dues supplies -\$ 87.19
Oct. 20, 2023 City taxes -\$ 105.79
Oct 30, 2023 Gift card for Mr. Story to the Pond - \$ 100.00
Nov. 14, 2023 Fricks Law Firm - \$ 100.00
Dec 1, 2023 Fricks Law Firm (name change and lien search) -\$350.00

Dec. 1 String Bean cutting road way and cleaning lower Dam -\$ 350.00

Reserves:

+22,825.66

Delinquencies:

\$1425.00

Lien on properties:

Properties turned over to Fricks Law firm information available upon request

V. Unfinished business:

Report from Dan Giammetta: The 2nd contractor has not gotten back with estimates on dam repairs. The third contractor named Mike is working with us on the dam repairs. He is working on trying to see if the city holds any responsibility. Dan reports this may take some time. Dan proposes that the board give extra time for Mike to get this information together, rather than asking for a price at this time. Duane proposes there be a dead line for the information as our next board meeting so as to keep everything moving.

***Vote held all in favor.**

Tim wants to merge our by laws with bylaws he has discovered in Minnesota loa and wants to present this option to the group on our next meeting.

Stephanie reports on the follow up on IT project: the meeting on the development of our web site pending to be scheduled. This will be held at the Pond after the follow up with Tara on the name change most likely this will take place after the holidays.

Dan proposes a devotion be held pre and post our meetings, as discussed in previous meetings.

***Vote held all in favor.**

Jude questions weather the county should also be held accountable going forward with any pending litigation. She also questions if we can re present giving the lake back to the city.

Bob Dailey states that in the past this didn't work out because the city didn't want it.

Robert Johnson proposes to set up a cloud storage to be able to down load accumulated information to share with the group.

Robert Johnson also reports there are possibly 34 inlets into our lake bringing silt/trash into the lake and who could we possibly hold responsible.

***Vote held all in favor.**

VI. New business:

Bob Day presents a detailed break down of the Sedimentation project and thoughts that include

1. Causes, Continuation, control
2. Content, extent, and removal
3. Helpful entities
4. Financial planning
5. Legal

Please see provided hand out of discussion

VII. Next meeting:

Next board meeting will be held at the Pond on Jan. 29th at 12 noon

Next general meeting schedule for Feb 12th at 6 pm at Beaver Glen club house

Meeting adjourned at 1:12 pm

Meeting minutes Approved by board members

Stephanie L. Belts Secretary

1/29/24 Date

Sedimentation Project Thoughts

Project Breakdown

1. Cause, Continuation, Control
2. Content, Extent , and Removal
3. Helpful Entities
4. Financial Planning
5. Legal

December 11, 2023

Sedimentation Project Thoughts

1. Cause, Continuation, Control

- a. Pictures
- b. Maps and diagrams
- c. Engineering surveys and reports
- d. How to slow or stop
- e. Abatement responsibility

2. Content, Extent and Removal

- a. Photos
- b. Description of what's to be removed
- c. Engineering / Contractor surveys
- d. How to remove and where to dispose
- e. Cost projections
- f. Timeframe
- g. Alternatives

3. Helpful Entities

- a. Who are they?
 - i. Engineers, Government Agencies, Environmental Groups, City, County, State, Federal Representative Scott's office
- b. Contacts and Meetings
- c. Advice and direction

4. Financial Planning

- a. Surveys and Proposals
- b. Legal costs
- c. Engineering costs
- d. Removal and Disposal Costs
- e. Funds collection plan

5. Legal

- a. Issues to argue
- b. Likelihood to succeed
- c. Cost
- d. Frick's , Moore, others