

Leisure Lake Property Owners Association INC.

LLPOA

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Minutes of the Leisure Lake Property Owners Association INC. Board meeting of the LOA of Warner Robins Ga. held at The Pond Restaurant in Warner Robins Ga. At 1:00 pm on 07/20/2026

- I. Call to order: at 01:05 pm
- II. Roll call of officers at 01:05 pm
Present:
Joe Wilburn- Vice President, Representative of The Pond
Stephnie Tibbetts- Secretary/treasurer and Representative of Beaver Glen
Jon Parsons- Representative of Beaver Glen
Lisa Thomas -Representative of Bayside Subdivision
Duane Smith- Representative of Island Club
Judy Reynald-s Representative of Island Club
Absent:
Jerry Allen -President and Representative of The Patio Homes
Also present:
None
- III. Approval of last meeting minutes: **Stephanie Tibbetts Presents and proposes approval of Board meeting minutes from 06/01/2026 Jon Parsons seconds and all members approve**
- IV. Financial report
By: Stephanie Tibbetts
Beginning Balance \$29,837.57
06/05/2026 check #692 voided
06/05/2026 Miguel Snachez - \$1050.00
06/09/2026 Nicholas Joyce - \$200.00
06/18/2026 Nicholas Joyce- \$200.00
06/22/2026 Boat Decal received +\$60.00
06/22/2026 Joes Purchase of property + \$3000.00
06/22/2026 Office Depot- \$328.00
06/24/2026 Boat Decal received +\$15.00
07/06/2026 Nicholas Joyce- \$320.00
07/09/2026 Boat Decal +\$45.00
07/15/2026 Boat Decal +\$20.00
07/15/2026 Stephanie Brown -\$5.00
07/18/2026 Dues Received +\$300.00
Ending Balance \$31,174.57

Stephanie Tibbetts presents financial report from fiscal year 10/01/2025 to present. These expenses are for annual maintenance, not for special expenses.

Income from Dues -	\$9427.00
Expenses for Mowing =	\$4560.00
Expenses for Lake Clean up=	\$2775.00
Office supplies/Computer needs=	\$1976.91
Taxes county =	\$213.79
Taxes City=	\$94.90
Total left=	\$193.00

Stephanie Tibbetts expresses concern that with the Lake Front owners not willing to pay dues and the retained attorney states our only recourse is to sue This will affect the LLPOA to conduct business.

- V. Website: **Stephanie Tibbetts reports there is noting new to report on the website. It is up and running and she would like to remove it from the rotating agenda. Joe Wilburn seconds and all members approve**
- VI. Lake Cleanup: Duane Smith report that DJ has moved and is no longer able to stay on PRN. Other resources will be explored. **Duane Smith proposes dredging near Island Club Bridge for \$500.00 by Kebi tree service to remove sediment, pine straw, and logs. Joe Wilburn seconds and all members agree to this work.**
 - Weed Control (Brittle Water Nymph):
 - Weeds reduced after lake drain but persist in upper lake/other spots; last professional bid was \$22,000.
 - Alternative: Amazon weed killer \$250/gallon; Miguel to spray for \$1,000 labor.
 - Strategy: One-time comprehensive spot treatment before late September seeding; consider manual raking; avoid killing all plant life to prevent sediment buildup.
 - **Stephanie Tibbetts proposes to proceed with spot treatment, Jon Parsons seconds and all members agree.** Stephanie to coordinate scheduling, provide method instructions, and check shelf life of existing chemicals.
- VII. Old Business:
 - a. Joe Wilburns purchase of property has been completed and this is taken off the rotating agenda
 - b. Non-Paying Members:
 - South Oak invited to join for \$100; one payment received; Chuck and Chad's status unknown; apartment dues considered uncollectible.
 - c. Legal Consultation and Enforcement:
 - Attorney contacted for follow-up on prior memo and on legal ramifications of not paying property taxes to force city takeover; no response yet.

- Group discussed certified mail for enforcement to establish a legal record; plan to meet on strategies to encourage dues payment.
- Debate over attorney costs: Prior HOA attorney charged ~\$5,000 for an unsigned memo perceived as unhelpful; interest exists in outreach but costs and strained relations with apartment owner remain barriers.

VII. New Business

Proposal to Not Pay Property Taxes:

- Research indicates county liens and tax sale risk; homeowners may face special assessments; failure to redeem within 12 months risks loss of control and property value impacts.
- General sentiment against intentionally not paying taxes; flagged as negligent.

City Involvement and Retention Pond Precedents:

- City increased control of retention ponds (15 in 2008 to 48); prior city takeover attempts declined due to inadequate public access/parking at Moody Road dam; city takeover would create a public lake with access/use concerns; auction risk could lead to restricted or disruptive uses; no new city commitment.

Dues, Donations, and Voting Rights:

- Mixed support on \$100 dues increases; donations (historically \$500 from Bayside) considered but covenant constraints require uniform dues; paying donations raises voting rights questions; suggestion that non-paying associations abstain from voting and relinquish board positions; unresolved alignment on dues and voting eligibility.

Value Proposition to Lakefront Homeowners:

- Need to define tangible benefits (trash removal, dam management, flood mitigation, asset protection); some homeowners self-maintain; unclear collective value.

Covenants, Bylaws, and Legal Obligations:

- References to HOA legal responsibilities (e.g., "Senate Bill 46"); Beaver Glen covenants reportedly obligate participation in the lake association.
- Covenants are harder to change; bylaws can be amended by the association; concern over associations opting out; lien rights may depend on covenants/bylaws; no definitive legal resolution.

Apartment Property — Lake Dumping and Ownership Research:

- Reports/photos of apartment residents dumping trash into lake; attorney advised HOA must sue independently.
- Q Public records indicate historical ownership (Montgomery 1982; Sandpiper Apartments 1984; Leisure Lake Property Association ~2003; lake sold 2006; McGlamry as original owner of Warner Robins Leisure Lake Inc.); Q Public disclaimers limit legal use; treat as reference only.

HOA Legal Authority:

- HOAs are legally binding; typically prevail when regulations are clear and fairly applied; concerns persist that current legal situation is problematic.

Business Entity Status:

- Organization clarified as for-profit INC, not a nonprofit LLC; for-profit status hampers grant eligibility; changing to nonprofit could cost ~\$600 with uncertain approval.

Weather Monitoring and Lake Management:

- Lake was recently drained as storm precaution; mixed feedback; manager acted with caution; dam lowering requires 24 hours' notice; monitoring Bay Gulf Creek (city runoff) into lake; support expressed for cautious flood prevention; previous manager Dailey is unavailable.

City's Position on Runoff and Erosion:

- City states sediment from natural erosion; lake is private property; neighbor disputes are civil matters; city claims Summer's Landing runoff did not enter lake and fines were levied/issue rectified; Mercer biomechanical engineer via drone asserts runoff still coming from Summer's Landing; city responses appeared canned and dismissive.

Operational and Legal Follow-ups:

- ~\$800 remains on attorney retainer at \$350/hour; a paid soil sample report from Chuck is missing; follow-up needed.

VIII. Planning and Scheduling

Board meeting scheduled for August 31 at 1:00 PM to prepare; general meeting scheduled for September 21 at 7:00 PM. Next meeting:

Proposed general meeting for September (last in January); topics include apartments/South Oaks/Bayside updates, weather management, finances, lake cleanup, property management, dues collection, and attorney updates.

IX. Closing Prayer Duane Smith

X. Meeting adjourned at 2:23 pm

Meeting minutes Approved by board members

Stephanie Abbott Secretary

8/31/2026 Date