

Leisure Lake Property Owners Association
LLPOA
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Warner Robins Ga 31095
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Minutes of the Leisure Lake Property Owners Association Board meeting of the LOA of Warner Robins Ga. Held at The Pond Restaurant in Warner Robins Ga. At 1:00 pm on 07/15/2024

- I. Call to order: 1:05 pm
- II. Roll call of officers at 1:06 pm
Present:
Bob Day, President
Bob Dailey, Treasure
Stephanie Tibbetts, Secretary
Dan Gaimmetta
Duane Smith
Judy Reynolds
Joe Wilburn
Chuck Dagley

Absent:
Tim Ham
Chad Langston
Bill Cook
Robert Johnston
Also present:
NM/A
- III. Approval of last meeting minutes:
Minutes read By Stephanie Tibbetts and all approved
- IV. Financial report
By: Bob Dailey: Starting balance \$20,970.76
Assessments:
Received \$4692.00 from collection of annual dues so far
Operating cost:
S. Tibbetts (business cards) -\$53.48
US Postal Service (P.O. Box 10311) -\$232.00
Ronald McElmurray Lake and Dam clean up-\$250.00
Island Club Association (waders, hand tools etc. to clean up lake) -\$142.80
Ronald McElmurray (clean rip rap area upper dam) -\$250.00
Total expenses this period -\$928.28
Reserves:
\$24,734.48
Delinquencies: information pending

Stephanie Tibbetts updates on invoices that have been sent out. There are 8 properties /5 owners who have had certified letters sent. Delinquent properties will be sent a letter after the expected due date informing them of the restrictions set on their properties since this is a private lake and participation is expected to have these privileges.

Bob Day gives an update on the apts. He continues to keep in touch with Denise the manager. He and Joe Wilburn have spoken in person with her again about the increase's dues. Bob reports he has made contact with the company CFO and further information pending.

Chuck Dagley gives an update on the South Oak residents. He reports that they do want to become a part of our association and is ready for us to mail letters and invoices to his group.

V. Managers' report:

Dan Giammetta reports an update on the Dam contractor. He is having trouble finding anyone who is interested in our issues. He has spoken with aquatic Restoration. This company requires a \$500.00 services fee for coming out to see the property and writing a report that will be certified by an engineer. This report will evaluate the problems and give an estimate of cost. One option may be to control the water level with pipes. Dan will also get a quote on repairing the upper Dam gate.

Duane Smith gives an update on Lake clean up efforts. He states the Island Club side of Rip Rap has been cleaned and the Beaver Glen side is pending. He offers a suggestion to purchase tools for the needed jobs. The decision was made for the LOA not to own equipment due to cost, maintenance and storage issues. The contract for clean up has been signed and a release of liability has been signed.

Bob Day states he may have a candidate for the lower Dam opening and closing of the gate. He will get back to us.

VI. Unfinished business:

Chuck Dagley gives an update on the side meeting held 07/01/2024. At this meeting they reviewed the history of the lower and upper lake. They have walked the property taken videos and still pictures of problem areas. There are four areas of concern that are contributing the silt build up today. Chuck wants to file a report with the EPD starting with the offenders identified today, as past offenders have already had a decision made. **Motion made to move forward with the letter to the EPD. Dan Giammetta 1st and Bob Dailey 2nd. All members approved.**

Next side meeting to be held on August 5th 2024 at 1:00 pm at Chad Langston's house.

Stephanie Tibbetts gives update on website. She suggests that old pictures not be included in the document section since we do have access to a zip file and the cloud for pass problems. Only new information will be uploaded on website. All contracts and letters sent on behalf of the LOA need to be sent to her to upload on the document section.

Duane Smith updates on the conversation with the mayor's office. He states she is interested in meeting with our team possibly taking a tour of the lake which could include her staff (Director of utilities) These conversations were held through emails with Christy Adams her administrative assistant. Further details pending. **Joe Wilburn makes a motion to create an agenda for the mayors visit and possibly coming to the pond restaurant for a power point presentation. Bob Day 1st, Dan Giammetta and all members in favor. Motion approved.**

Bob Day updates on the title of the lower Dam. He has been contacted by Lisa Newton and she will contact David Moore about getting this to the LOA.

Duane Smith gives an update on wildlife issues. It does seem that the vultures have moved on at this time.

Chuck Dagley wants to encourage all lake front owners to keep weed/grass cut so it does not harbor wild life.

Bob Day reports there is no new business with signage around the lake.

Dan Giammetta brings up the transition of offices for the end of the year. **Stephanie Tibbetts makes a motion to move forward at this time with the election of officers now for easy transition. Bob Dailey 1st, Dan Giammetta 2nd. Motion approved by all. Stephanie is willing to take on the office of treasure and secretary if the bylaws can reflect that. Further elections will be held next meeting.**

VII. New business:

We all know the bylaws and covenants need to be rewritten. Tim Ham has not been available to complete this task. Bob Day will get with him to collect what information he has to move forward with this task.

Bob Day wants to plan a lowering of the upper and lower lakes in the fall or winter months.

Dan Giammetta to get with an engineer for evaluation of the upper gate.

Stephanie Tibbetts reviews expected expenses for the year 2024-2025. **Stephanie Tibbetts makes a motion to approve these expected expenses. Joe Wilburn 1st, Dan Giammetta 2nd. All members approve.** Joe Wilburn presents examples and spread sheets for projection of needed expenses over the next several years.

VIII. Next meeting:

Next board meeting TBA

Next General meeting TBA

See website for update.

Meeting adjourned at 3:05 pm

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary

8/19/2024 Date

Leisure Lake Property Owners Association

News Letter

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In July of 2023 the annual meeting was held and the group as a whole decided a more organized approach was needed to form a lake Association to better serve the community.

In August the group met again and the president Bob Day appointed a secretary, Stephanie Tibbetts. Bob Dailey will remain as treasure and several committees were formed to get started on projects identified around the lake. As of March 2024, the following people are our committee heads:

- Dan Giammetta is head of the ground and physical repairs of the lake
- Joe Wilburn is head of the financial planning and development of financial resources
- Robert Johnson is head of government relations
- Duane Smith is head of lake clean up
- Stephanie Tibbetts is head of communication development
- Tim Ham is By Laws and Covenants development

In August of 2023 issues recognized were as follows:

- West gate is broken
- Silt accumulation in the lower lake
- Needed Property survey/Border survey
- East Dam needs repairs
- Resolve the lien on the lake
- Recurring inspection of the upper lake spill way (west)
- CWR taxes
- State certification of the LOA: register/rename of the LOA
- Liability Insurance
- Establishing a voting membership
- Better communication with our members

As of March 2024, this is where we are:

Dan Giammetta is actively working on bids for the repairs needed on the west gate, east dam.

Robert Johnson and Duane Smith are actively working with the mayor's office to discuss the silt issues.

Robert Day is working on updating the property survey/border survey

As of March 2024, the lien on the lake has been resolved