

Leisure Lake Property Owners Association
LLPOA
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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 pm on 09/29/2025

- I. Call to order: 01:04 pm
- II. Opening Prayer : Lisa Thomas
- III. Roll call of officers at: 01:05 pm
Present:
Chuck Dagley- President and Representative of South Oak Subdivision
Joe Wilburn – Vice President and Representative of The Pond Restaurant
Stephanie Tibbetts – Secretary/ Treasurer, Board member and officer of the LLPOA
Duane Smith- Representative of Island Club Subdivision
Judy Reynolds- Representative of Island Club
Lisa Thomas- Representative of Bayside Subdivision

Absent:
Denise Parkerson- Representative of Sandpiper apts
Jacinta Seawood- Representative of Castaways apts
(attempts made to contact both representatives via phone call from Chuck Dagley to Denise Parkerson and by email from Stephanie Tibbetts)
Also present:
John Tibbetts - Volunteer
- IV. Approval of last meeting minutes:
Stephanie Tibbetts presents minutes from last board meeting held on 08/18/2025. **Lisa Thomas makes a motion to approve minutes and Joe Wilburn 2nd motion all members approve**
- V. Financial report
By: Stephanie Tibbetts
08/18/2025 Beginning Balance= \$37,334.56
Dues received= \$3200.00
Office Depot= \$392.39
Nicholas Joyce= \$320.00
DJ (trash pick-up) = \$175.00
TIGRIS= \$350.00
Dues received = \$600.00
Nicholas Joyce \$ 320.00
Dues Received= \$ 2900.00
Nicholas Joyce = \$ 320.00
Dues Received = \$ 200.00
09/26/2025 Ending Balance=\$42,357.17

Stephanie Tibbetts presents a one year spread sheet that details monthly expenses to maintain lake clean up project and projected office supplies (regular expenses) These expenses are projected to be \$800.00 to \$1000.00 per month. Discussion held about obtaining a separate account to have for large projects and an account for monthly maintenance. Stephanie Tibbetts to work on this after final dues received for this fiscal year.

Dues received and not received:

List provided to all board members of delinquent accounts. A second notice will go out to delinquent accounts with details of potential actions that can be taken.

VI. **Website update:** Stephanie Tibbetts goes over new post on website other than that no new updates

VII. **Lake Clean up:** Duane Smith goes over new contract with DJ at a as needed on call basis. All documents have been uploaded to website. Discussion held about the trash that accumulates at the sandbar and this affects the ability for Nicholas to mow well. Duane Smith to ask DJ if we can add this to his routine.

Miguel Sanchez focuses on heavier clean up items hauling off 1000 to 3000 lbs. every 2-3 months.

Chuck Dagley and Stephanie Tibbetts discuss the pending weed control project. Decision made that Aquatic Worx is the best option. Scheduling this will be pending on collection of dues and timing. It is felt that the winter months maybe better for this project.

VIII. **Old business:**

John Tibbetts gives update on signage around the lake and pending new signs after city approval

Joe Wilburn gives update on his purchase of property behind his restaurant. He states he is just waiting on a closing date. He and Chuck Dagley to meet and work on closing at a separate time.

Sediment update: Chuck Dagley gives extensive update:

Sediment, Construction Compliance, and Enforcement

Observations across 8–10 construction sites near Howard’s Branch and Sandy Run indicate widespread lack of silt fencing and inlet protections; photos and videos were documented.

Approximately 15–20 emails with evidence were sent to EPD contact Avery Jump. EPD has sent a task force to Houston County, is pulling stormwater permits, and is conducting site visits for impacted sites (e.g., Central Baptist on Russell Parkway; areas near BJ’s Wholesale and a large adjacent development).

Sediment affects both the upper and lower lake. Legal consultations (including with Mr. Bowers) indicate recovery for the lower lake is limited to the past four years of deposits; older issues (dating from 1985) are not recoverable, reducing litigation viability.

Legal Constraints and Enforcement Context

Environmental enforcement actions (EPD revoking licenses/permits) halt construction until violations are resolved; city engineer and code enforcement are notified immediately.

The four-year statute of limitations is a major barrier for the lower lake; attorneys are unwilling to take the case due to the elapsed time.

There is documented history of fines against prior perpetrators, indicating some municipal responsibility in past enforcement.

Stormwater Easements, Ditch Line Erosion, and Source of Sediment

The area serves as a “water basin” for stormwater from Russell Parkway, half of Watson, and 96; the city has an easement documented in drawings, limiting leverage to force changes in stormwater routing.

Increased water flow is eroding the ditch line; the sediment is believed to originate from this erosion. Property along the ditch is owned by Lowe LLP and high-sized associates, complicating liability even though the city holds drainage easements.

While the city has the easement, property owners are ultimately liable for damage; pursuing action may still be limited to four years.

Retention Ponds and Inspections

New construction retention ponds must be inspected regularly (reportedly yearly); prior issues included trees growing in ponds requiring removal.

The lodge's retention pond is currently functioning as intended, but it should have been functioning properly "30 years ago." Current leakage from that source was denied.

Prioritization: Upper Lake vs. Lower Lake

Upper lake: within the four-year period; there is ongoing effort to complete sampling and fines documentation so an attorney can file and potentially take the case on contingency.

Lower lake: outside the limitation period; options are more constrained, focusing on city negotiation and funding strategies since attorneys are reluctant to engage.

Engagement Strategy with City and County Stakeholders

City Engagement Strategy for Stormwater and Lake Cleanup

Attendees agreed the city needs to see concrete, local impacts (e.g., overflow into homes and streets) to motivate action and spending. The issue involves both Upper and Lower Lakes, since inflow to the lower passes through the upper, making separation difficult.

Two paths were identified: approach the city (including city council) for authority/recognition and funding, and raise community funds for Lower Lake. A formal letter was considered essential to prompt an official response.

Drafting the letter:

One attendee volunteered to draft the letter and invite the city councilman but expressed uncertainty about content; suggestion was made for "Chad" (who built a slide deck and has limited availability) to draft the letter, to be softened and reviewed by the board, and ultimately sent from the board as the community's representation.

Direct outreach to departments:

There is a stormwater manager and department; access is restricted and likely requires calling to set appointments. The stormwater office location and process were described (new courthouse on Davis Drive; tinted doors; push-button entry; previously denied entry when staff were on site).

Named contacts included "Craig Woodyard," "Donald Webb," or "Craig Webb," with interest in meeting someone they report to for greater authority.

Some preferred going to city offices rather than inviting officials to community venues, and requested being added to agendas for meetings with city employees.

Additional contacts:

Tone and strategy:

Messaging should be positive, strategic, and tailored to officials' interests. The group noted the city's ongoing hydrology study and acknowledged the city routes stormwater into the lake, contributing trash and vegetation growth; they discussed the city's responsibility for stormwater drain maintenance but cautioned against escalating too quickly while requesting funding.

Funding Considerations and City Budget Context

The group considered negotiating with the city to spend “millions of dollars” on lake cleanup amid competing projects. A remark recalled the mayor stating the city had 8 million early in her term, and referenced a commercial circle revitalization initiative.

Lower Lake Remediation Funding Options

Option 1: Engage city leadership during the current election cycle. The mayor (La Ronda Patrick) owns property on the lake; the group may seek cooperation to prioritize stormwater-funded cleanup. The opposing candidate (Mr. Vasquez) could also be approached with a similar platform.

Option 2: Special assessment. Preliminary calculations used 250,000 as a target:

Estimated 1,018 doors for the lower lake area (including Sandpiper, Highlands to South Oaks, Bayside). South Oaks is voluntary only; six South Oaks households would participate voluntarily.

At 250,000, the estimated per-door amount is 245.

Bayside is not on the deed; areas west of the high line are volunteer. A figure of 32 total for Bayside was mentioned; counts may adjust final totals.

Funding Approaches: Special Assessment vs. Graduated Plan

Special assessment would impose immediate costs on homeowners and apartments, generating concern over affordability.

An alternative proposed is a graduated, multi-year fund-building plan (e.g., five-year plan), noting past low balances (e.g., “two years ago we had 1,200,” “less than two thousand”) and current improvements.

Filing a legal document to establish a starting point is seen as necessary to stop the four-year clock; without filing, raising funds over years risks resetting the limitation period.

Operational Practices: Dam Management and Pre-Storm Water Release

Current practice involves releasing water before storms to prevent flooding (e.g., Castaways apartments), which may reduce visible urgency for authorities.

There is concern about liability and precedent if dam-opening practices are changed; participants expressed uncertainty about whether authorities are aware of the ongoing maintenance.

Unresolved legal pathway for the lower lake due to the four-year statute of limitations; attorneys are unwilling to take the case.

Cost estimates are unclear and internally inconsistent, creating uncertainty about total financial exposure and per-door assessments.

Liability for ditch line erosion is complicated by multiple property owners, city drainage easements, and the limitation period.

It is unclear whether authorities are aware of ongoing dam management and pre-storm releases, and whether continuing or stopping this practice affects liability or urgency.

Risk that delaying formal legal filing will allow the four-year limitation to continue resetting, undermining future claims.

Potential budgetary constraints and political dynamics may limit the mayor’s influence, necessitating coordinated engagement with multiple city council members.

IX. New Business:

Weather Monitoring for Storm Preparedness

Tools and accuracy:

Current use of AccuWeather for storm alerts; it notifies of storms but does not provide expected inches of rain.

Recommendation to use Robbins Air Force Base resources ("Undercover Robbins Air Force Base") which provide pending inches of rain and are considered more accurate for aircraft operations.

Property Management and Deed Clarifications

Deeded land issues:

Two properties were supposed to be deeded back years ago; one is a shark-fin-shaped area at the end of Island Boulevard that should belong to Denise's group.

Responsibility lies with property owners to redraw and deed correctly; the road is city-owned, and paving stopped inexplicably at the end of the year.

City engineer (Victor Savage) could not explain the paving halt; the city owns the asphalt regardless of adjacent property ownership. It remains unresolved how to fund lower lake cleanup given limited legal recovery (only last four years) and the long-standing nature of the problem since 1985.

The feasibility and acceptance of a special assessment (targeting 250,000 with an estimated 245 per door) are undecided, with uncertainties on final door counts and voluntary participation (South Oaks, Bayside).

City engagement strategy:

Unclear who will lead outreach to the mayoral candidates and what commitments can be secured from the stormwater program. Installation is delayed pending utility marking and city approval; no firm date established.

Resignations of representatives

Resignation of Robert Johnson as Representative and Vice President of LLPOA has occurred since last meeting Stephanie Tibbetts has resigned as Beaver Glens Representative but will remain as Secretary/Treasurer and Board member of the LLPOA. Beaver Glen has been notified and informed of need to elect new representatives, no word from them on when that will happen.

Joe Wilburn was nominated by Chuck Dagley as Vice President via virtual vote and full quorum obtained to approve this vote.

Future management of delinquent accounts:

Stephanie Tibbetts suggests a late fee and interest charge schedule be developed for future delinquent members and will present this at next meeting. This will be added to our current bylaws pending approval.

- X. Next meeting: 10/27/2025 1 pm at the Pond Restaurant. Next General meeting will be in Jan. 2026 date and time pending
- XI. Closing Prayer Judy Reynolds

Meeting adjourned at 02:30 pm

Meeting minutes Approved by board members

Stephanie Tibbetts Secretary
10/27/2025 Date