

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 Restuarant in Warner Robins Ga. On 06/01/2026 at 1:00 pm on 1:00 pm

- I. Call to order: At 1:07 by Stephanie Tibbetts secretary/Treasurer at 1:07 pm
- II. Opening prayer by Duane Smith
- III. Roll call of officers at 1:08 pm
Present:
Stephanie Tibbetts Representative of Beaver Glen and Secretary and Treasurer
Duane Smith Representative of Island Club
Lisa Thomas Representative of Bayside
Jerry Allen Representative of Patio Homes and interim President
Joe Wilburn Representative of The Pond and Vice President
Absent:
Judy Reynolds Representative of Island Club
Also present:
Cecilia Reno from Bayside and volunteer
- IV. The Board has received the resignation of our President Chuck Dagley effective immediately with no notice
- V. Jerry Allen has volunteered to be interim President until elections held in Jan. **Stephanie Tibbetts makes a motion to accept his gracious offer Joe Wilburn seconds and all members approve.** The immediate goal is to have Chuck hand off all relevant information to the new interim president and treasurer. Chuck previous responsibilities included monitoring silt and communications with attorneys.
- VI. **Financial report**
By: Stephanie Tibbetts
04/06/2026 Beginning Balance= \$31,391.87
04/13/2026 Nicholas Joyce= - \$320.00
04/15/2026 Boat decal received= + \$150.00
04/16/2026 Smart signs= - \$44.74
04/17/2026 Microsoft storage= - \$99.99
04/17/2026 IBALZ signs= - \$80.25
04/27/2026 Boat decal received = + \$30.00
04/27/2026 printer ink = - \$97.82
04/27/2027 Nicholas Joyce = - \$200.00
05/01/2026 Clerk of superior Court -\$25.50

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05/07/2026 Nicholas Joyce = **-\$320.00**
05/21/2026 Nicholas Joyce = **-\$320.00**
05/28/2026 DJ = **-\$175.00**
06/01/2026 Ending Balance \$29,837.57

Stephanie Tibbetts proposes dues for the year 2026-2027 should be as follows

Beaver Glen = \$8135.00
Island Club = \$3000.00
Bayside= \$ 2275.00
Sandpiper= \$ 14,150.00
Castaways= \$ 7075.00
The Pond= \$ 500.00
Patio Homes = \$100.00 per home
South oak per invitation at \$100.00 per home
Boat decals will remain at \$15.00 per decal

- VII. **Website update**- Presented by Stephanie Tibbetts - No new updates to report on the website
- VIII. **Lake cleanup**- Presented by Stephanie Tibbetts and Duane Smith - No new information to report, lake cleanup process going well
- IX. **Unfinished business:**
 - a. **Joe Wilburn purchase of parcel** = Process going well and Stephanie and Joe will set up a time and place to sign documents for sale.
 - b. **Sediment update**- due to the unexpected departure of Chuck Dagley there is nothing new to report on sediment. This topic will be tabled until a new process and representative can be established.
 - c. **Non paying members**- Stephanie Tibbetts states she was instructed by Chuck prior to his departure to remove the apartments liens due to the memo received by our lawyers and that we cannot receive dues from them as they have easement according to the deed. Further information is needed on this subject. Stephanie Tibbetts to make contact with this attorney for clarification.
 - d. **Weather monitoring and lower spillway monitoring**- Jerry Allen has no new information to report. He and Stephanie are working together to keep this under control as this is the raining season.
 - e. **Covenant update**- Stephanie Tibbetts reports the draft is ready for review pending another meeting by the committee.
 - f. **Board of realtors**- this was recognized as one of the tasks of Chuck Dagley and the subject will be tabled for now.
 - g. **Weed Control**- Stephanie reports she is pending another bid and will report back at next meeting
- X. **New business:**
 - a. **Boat Ramp at end of easement**- Stephanie report she had a company set up to give bid on repairing the apron of the boat ramp at end of easement but was stood up. The board discusses and decides that the existing boat ramp at Leisure Lake dr is sufficient and no need to pursue this.

b. **HOA reform laws-** Stephanie Tibbetts provides a copy of the Georgia HOA reform laws and a copy will be accompanying these minutes. **Stephanie Tibbetts Proposes that the LLPOA will comply with these new requirements Joe Wilburn seconds and all members approve.**

c. **Discussion of dues for up coming year 2026 - 2027-** Stephanie Tibbetts opens a discussion for dues for the up coming year 2026-2027. As stated above Joe Wilburn states he would like to increase the dues by \$15.00 per on lake homes. He feels a dollar amount rather than a percentage amount will be less intimidating to members. Stephanie Tibbetts reminds the group that beaver Glen has been increased by \$35.00 per off lake home and dues letter was sent out several months ago due to their lack of paying at that time. Stephanie states that it may be more prudent to wait until 2027-2028 for another increase. This discussion tabled and above dues schedule will be continued for now. South Oaks will receive a letter inviting them to be a member which will give them access to the lake but will not receive an invoice as this area is not participating so far. Lisa Thomas representative of Bayside reports she is still receiving a lot of push back from her members and is unsure if they will pay.

Overview of Board discussions

- The board voted to comply with the Georgia HOA Reform Bill (HB 406), which mandates building a reserve for known deficiencies.
- **Known Deficiencies:** A dilapidated and unsafe primary dam, issues with an upper dam, a significant lake silt problem, and minor cracks in the Island Club foundation were identified as critical issues requiring a reserve fund.
- **Long-Term Planning:** A 10-year financial plan is being developed in Quicken. The board discussed establishing a 3-year plan for dues increases to build the reserve fund, acknowledging that a 6% increase would only cover inflation.

Dues Structure and Invoicing

- Invoices for annual dues must be sent by June 30, 2026, for payment by the end of September.
- **Dues Increase Strategy:**
 - The board agreed on a fixed dollar amount increase rather than a percentage, considering it less intimidating for homeowners.
 - They agreed-upon increase is \$10 for on-lake properties and \$2.50 for off-lake properties. An alternative of a \$15 increase was also mentioned.
 - The treasurer will finalize calculations and send invoices. A letter explaining the 3-year plan, justifying the increase with critical safety issues (like the dam), and including photos of the problems will accompany the letters.

Liens, Unpaid Dues, and Legal Matters

- **Apartment Liens:** The former president, Chuck, had instructed the removal of liens on the Sandpiper and Castaways apartments, stating Sandpiper has an easement to the lake while Castaways does not. The attorney had advised removing both. Stephanie will contact the attorney for written justification.

- **Financial Risk:** A major concern is the financial impact if the apartment complexes continue to refuse payment. The current budget maintains a positive balance but does not include this potential income.
- **Legal Counsel:** The board previously spent \$5,000 on this issue, with their lawyer ruling against them. It was suggested to budget for either non-payment or an additional \$5,000 annually for legal efforts. Michelle Smith, a local attorney, was suggested as potential new counsel.

Plan for upcoming task

- Have the former president, Chuck, hand off all information to the interim president (Jerry) and treasurer (Stephanie).
- Stephanie to contact the attorney for written clarification on the apartment liens.
- Hold a vote on the annual dues' charges.
- The treasurer to calculate the final dues increase and send invoices by June 30, 2026, with a letter explaining the 3-year plan and justifying the increase with photos of infrastructure issues.
- Schedule notarized signing for the deed transfer to Joe Wilbur and coordinate the handover of funds.
- Send the draft covenants to all associations for review and collection of votes/minutes.
- After association approvals, engage the attorney for a final legal review of the covenants before filing.
- Meet Michael Walker for an upper lake assessment, obtain a bid, and share it with the group along with the prior Tigris bid.
- Update the website with meeting outcomes, leadership changes, and lake cleanup notes.
- The treasurer to coordinate the covenant meeting with Lisa and Judy via text.
- Continue rainfall monitoring and manage gate operations as per procedure.

XI. Next meeting: July20,2026 at the Pond Restaurant

XII. Closing prayer by Duane Smith

Meeting adjourned at 2:15 pm

Meeting minutes Approved by board members

Stephanie Tibbitts Secretary
8/3/2026 Date