***LEISURE LAKE MEMBERSHIP ASSOCIATION***

**MEMBERSHIP MEETING**

**SUNDAY, APRIL 10, 2022**

Membership meeting for April 10, 2022 was called to order at 10:02 am The meeting is being recorded for accuracy of the minutes Is anyone else recording - Dan Carpenter and Jim Marshall responded Brenda do we have a quorum? response yes we do Roll Call: President - Dale Cannon (present), Vice President - Laurie Miller (present), Laura Snyder - (present), Treasurer - Joanne Mociolek (present), Trustees - Jim Marshall (present), Cheryl Farrell (present), Frank Reninger (present), Dave Biener (not present) Quentin Childers (not present). Reading of the previous minutes - Dale Cannon made a motion to dispense with the minutes from the previous membership meeting in October of 2021. Was seconded by Laura Snyder all in favor - minutes have been posted since last October - all in favor. President report: Dale Cannon: The Generac generator will be installed in June which will take care of the well house and clubhouse. Clubhouse and well house will always have power. We are also going to take care of having the tile in the pool building sealed to make it nonslip. This work is scheduled to begin on April 18th - the area around the pool, bathrooms and lobby will all be coated. This should last about 4 years. David Biener, grounds trustee has resigned - Dale stated he was not aware of the reason because Dave Biener has not talked to him. We will post the position for 2 weeks and anyone interested please fill out a resume and the board will make the selection. Vice President report: Laurie Miller: We need a volunteer in the campground to be the Coast-to-Coast ambassador for the season this is a time-consuming job. The perfect solution would be if we could get a couple of volunteers to split the duties - maybe monthly. If you are interested - Laura handled the job the last few years did an excellent job, and I am sure she would be willing to explain the job. If you are not interested, please pass the information to your neighbors this is a way to give back to the park without a lot of physical labor. The board has accomplished a lot over the winter, and you will hear about this from the trustees. At the last meeting we spoke about the AED machines, and we have purchased 2 machines. They will be installed as soon as we figure out how to do it. One will be installed at the club house and the other one at the Taj Ma Hall. We are hoping as we get the lower comfort station redone that we might be able to purchase a third AED machine which will put them more evenly thru the park. There will be classes and even though I haven’t talked to her I am volunteering Mary Sankovic to put this together since she was instrumental in getting this project in place. The kitchen holiday weekends Diane and I will be doing a breakfast buffet the 4th of July weekend. That still leaves Memorial and Labor Day Holidays if we could get volunteers to handle the breakfast for these weekends that would be great. It does not need to be a full menu could be like sausage and pancakes. The game plan is to fix the kitchen - it does not function. The cabinets are old the drawers fall out shelves come down. We would like to remodel the kitchen and I would like to do the work with half going to a kitchen fund, half from activities etc. Please see me I can help you get started. Speaking of beneficial to the park and a fun thing to do many of you know since my daughter Marie passed, I do a yearly fund raiser called Team Rea. It is a charity fund raiser, and it is for homeless children. This year we would like to combine it with our little campground warrior Kinslee. Kinslee is Adam and Ashley’s daughter. She was born with Hirschsprung disease, and I won’t go into all the details, but it is an ongoing chronic disease. Go to the doctor every month in Cincinnati. This year’s Team Rea’s benefit will be June 25th please mark your calendars because this year’s benefit will be for Kinslee the campground will be helping one of our own. A member inquired what was involved - corn hole tournament, baskets, and Chinese auction $2-, 3- and 5-dollar tables and maybe $10.00 and I will also feed you. This is getting together, having a good time and raising money to help our own. Baskets and any donations are welcome. Treasurer report: Joanne Mociolek: reported the following account information: Operation Savings $ 95,289.06 Checking 7,468.22 Savings 46,324.59 Total $149,081.87 Included in that money is Advance electric payments 12,466.28 Security Deposits 13,500.00 I have also deposited $12,200.00 of new dues that are for the year starting May 1st. There has been a small increase in the credit card fee instead of the $1.00 charge for $50.00 and under we will be charging a flat 4% across the board. The storage facility the cost is $100.00 for the season May 1st thru April 30th. Does not matter when you signed up the facility. If anyone was invoiced and you are not interested in keeping using this facility turn in the key. You have until May 15th to remove whatever you have in storage. We are creating a memorial wall in the pool pavilion for members who have passed. We have 2 plaques installed and I have ordered 7 more. If anyone has been missed let me know or if you have a member who has passed, I will have one made for them. As everyone is aware our economy is in a little bit of a mess to put it lightly. I have been notified by various vendors of price increases - Republic Services, Protegis, the big one is Ferrell Gas they can’t give us a contract. The propane is going to be charged at the going rate plus markup. The good news is that I feel we are fine - the park is full and as long as everyone pays their dues, I think we will do ok. I will keep you posted. Secretary Report: Laura Snyder: As you are aware we have been working on this map for the campground because the volunteer fire department, EMT’s and everybody does not like the way this place is numbered. This has been a huge task, but I am there. This is the old map that you can use to compare to the new map with new lot numbers. There is a section in this park where you have a 100 number a 300 number and a 2-digit number which is confusing. We have a new map as you can see, we have sectioned the park. We have sections A,B,C & D - 100, 200, 300, 400 sections. The board will decide on the signs. We will start at the gate and place thru the park so the fire department can find the lots. I have one last thing - it has been a very emotional long winter. Laurie, I appreciate what you did for me on my deed. Shame on the folks that talked bad about you because you are not that bad of a person. I should not have listened. I am sorry, but I am turning in my resignation. I just don’t have the heart for this anymore. I will turn in the laptop and 2 keys that I was given. I want to let Dan Smith know I will be here on Tuesday to help the pool certification class. TRUSTEE REPORTS Grounds: Dale Cannon - notifying the members that we are sealing the blacktop from 225 to the bridge. The work should be coming this week so if you don’t need to be in the park please don’t. Half will be done - when dry the other half will be done. The spikes can be removed so people can come in and leave that way. We are also going to start with new gravel I think Friday not sure. We are also going to gravel around the lake. There is a lot of concrete work that needs to be done this year. The sidewalks in front of the clubhouse are in need of replacement. The horseshoe pavilion will be done the beginning of May. If anyone is around, I can sure use your help. Mowers have been services and are ready to go. Hopefully, we will have someone for grounds before we are ready for mowing. Any volunteers to help will be appreciated. Activities: Cheryl Farrell: Thank all the members for your support with activities last year. We have been able to purchase a Silhouette machine to make our own tee shirts and sweatshirts. Anyone interested in helping using the machine please see me after the meeting. Thank you again. Next May 8th is the Mother’s Day breakfast - guys please sign up to cook for the ladies. We will also have a Father’s Day breakfast. The 2022 activities schedule is available. There may be some changes. We have hired 2 bands one for Memorial and one for Labor Day weekends. I will post notices about specific activities 2 weeks prior to the event. The information will be in the info box at the gate. We have a kids birthday party planned - please sign up your children with their shirt size. Buildings: Frank Rininger: No timeline yet, however, I will try to post on Wednesday upcoming work projects. The bathroom by CtoC the shower stalls have been removed. We need a plan to get everything back in place. Security/Trees: Quentin Childers: nothing at this time Water/Sewer: Jim Marshall - We had to have a lot of sludge removed from the sewer plant. AKE dumped us in December with no notification. Our new company B&J is helping with the clarifier which we are having problems. The casing on our existing well has rotted away because of all the years of bleach being dumped into the well. We have checked on having the well relined, but this is not a good idea because it will change the diameter and the EPA would not approve. We have hired Burrows Well to drill a new well. The new well will be drilled closed to the new water building. Burrows is planning to go down 240 feet. Our existing well is 78 feet. The water has been turned on. NEW BUSINESS: Dale Cannon spoke to the membership about the board looking into speed bumps to help slow people down. The cost to purchase the speed bumps is very expensive. The board proposed to digging inverted speed bumps just a small dip. Gary Kratz presented a concern about blue boys scrapping across the dip. This function would just be a small dip - enough to make people slow down. Laurie called for a vote to put the inverted speed bumps on the main road for a test to see how it would work. Dale made a potion for the inverted speed bumps - seconded by? All in favor. Vote passed by 43 votes. Pat Detrick presented the budged for the upcoming camping season May 1, 2022, thru April 30, 2023. The budget committee met in January, and it consists of 3 board members and 3 membership members- Dale Cannon, Laurie Miller, Joanne Mociolek, Pat Detrick, Brad Dunn, and Gwen Carlson. We first reviewed what was spend during the last season we then projected our income for the new camping season. The good news is the park is really full, we are collecting more in dues. Last year we collected all the dues which was a first in all the years we have been doing this. We are hoping for the same this year. Our projected budget is $266,600.00 we are hoping to collect - this is the good news. The bad news is inflation. The budgets we increased were Ohio Edison, Ferrell Gas, Republic our grounds and maintenance budgets, trees, gas, and diesel, well and water. We have the money to cover, but where it came from was capital improvements. We have listed upcoming projects for the coming year. We have contracted to reseal the blacktop, working on the middle comfort station, seal the tile in the pool building. We also need to repair the building by the lake it is totally falling down. Pat made a motion to accept this budget - seconded by Frankie Smith. No questions were asked. All voted to pass the budget no negative responses. Laurie Miller - We have an on-duty roster which is on the bulletin board - please check when you come in on the weekends to see who is on duty. If you have a problem, please go see the officer on duty. Frankie Smith asked about CAST. Dale stated he is going to talk to Quentin when he returns. The plan is to continue with CAST. We need members to sign up to volunteer for this service. The last item for voting is Green Spaces. We have strips that are less than 30’. They are not viable lots. So therefore, they have been dedicated as green spaces. It has been brought to the board and we are bringing to the membership what we would like to do is if you all are in agreement is charge a fee for neighboring members to use a portion of the green space next to their camper. This would be on a yearly basis for a per foot price. They would be allowed to occupy and maintain that area. There will be no voting rights, no membership, no structure, no trailers no electric. This is entirely up to the membership if you will allow the board to proceed with this and eliminate the green space if the adjacent owner want the space. If not, the park will maintain the space. This is an option and additional income for the park. The green spaces are shown on the large map in blue. This would be a yearly fee which would be added onto your dues. If you would decide that you don’t want to do this anymore the lot would revert back to the park as a green space. Margie Marshall voiced a concern about her gazebo - Laurie stated that it was not a permanent structure. Frankie Smith stated that the board gave the lot behind him to 2 members 1/2 to Devine and 1/2 to Niemeyer - the lot was washing away and the member in question paid for a membership and dues on the lot for years. Laurie excused herself from this situation, because she was not on the board at that time and is not aware of the circumstances you are talking about. Per Kent Tompkins the green spaces were voted in by the board to allow for guests to use the space for a fee to place a camper or a tent. Kent Tompkins made a motion as long as this is yearly, and the board will decide on a case by case for the usage by adjoining members the fee Doug Miller seconded. All in favor 87 opposed 21. The motion passed the board will be working on this which is an ongoing project. Members Concerns: Kyle Hamlin asked when members would receive new lot numbers. Was advised that this is an ongoing project and will take some time to get organized. The park will pay for the numbers on the meter boxes and campers. Members will be responsible for numbering their golf carts. This map is preliminary and has not been approved by the board. We will try to have everything in place by the July meeting. Gwen Carlson asked if we are going to have the fire department review and new numbering system. Laurie responded yes that was the plan. Jim Marshall - first off, I would like to thank everyone for your support, but due to health issues effective immediately I am stepping down as water trustee. Laurie Miller - thank you for your service. Ladies and gentlemen, we have 3 positions open on the board. Resumes are here for anyone who is interested. Please step up and volunteer now is the perfect time we need to get this park up and running for the new season. Two weeks from the time we get this posted will be when the resumes will be due. Mrs. Hamlin asked about the situation with the smashed campers next to her. The lawsuit has been dismissed. He still has 1 year to refile, but we doubt that that will happen. We are checking with the lawyer about what we can do about getting the lots cleaned up. The park was not allowed to have any contact which the members in question while the lawsuit was on going. Frankie Smith asked about the lawsuit against the company that painted the pool. He was informed that we won, and he pays monthly on the judgement lien. Laurie Miller made a motion to adjourn the meeting - seconded by? All in favor.

Respectfully submitted:

Joanne Mociolek Treasurer