***LEISURE LAKE MEMBERSHIP ASSOCIATION***

***MEMBERSHIP MEETING***

***SUNDAY, OCTOBER 11, 2020***

Membership meeting for October 11, 2020 was called to order at 10:03a.m.

This meeting is being recorded for accuracy – If anyone else is recording this meeting, please make it known to the entire membership. No one came forward.

President, Dale Cannon asked “Pat do we have a quorum” – Pat’s reply - “yes we do”

***Roll call:***

President – Dale Cannon (present), Vice President – Margaret Paden (present), Secretary – Laura Snyder (present), Treasurer – Joanne Mociolek (present), Trustees – Mike Farrell (present), Jim Marshall (present), Joe Mociolek (present), Dave Simons (present), and Steve Phillips (present)

**Reading of the previous minutes** – Margaret Paden made motion to dispense reading of the previous minutes to expediate the meeting. Cheryl Farrell 2nd the motion. Everyone was in favor – no opposed.

***President report:***

**Dale Cannon**: Election results:

***Results of Election****:*

***President:*** **Dale Cannon (unopposed) – 139**

***Secretary:***  **Laura Snyder(unopposed) – 134**

***Trustees:***

***(Activities)*** **Cheryl Farrell – 138**

Dale Lindeman – 36

***(Security)*** **Quentin Childers (unopposed) - 131**

**(Water/Sewer) Jim Marshall (unopposed) -137**

**Swearing in of new officers** – Dale – before we swear in the new board members, does the previous security trustee Dave Simons or Activities trustee Mike Farrell have anything they would like to say before they step down and thanked them for their service. Dave thanked everyone for the 4 years and hoped that no one has any ill feelings towards him. Mike thanked everyone for this unusual year and all the volunteers that helped.

Pat Detrick performed the swearing in by asking that Dale Cannon, Laura Snyder, Cheryl Farrell, Quentin Childers, and Jim Marshall to please stand before the membership for swearing in. Pat asked everyone to raise their right hand and repeat after her…. “I \_\_\_name\_\_\_\_ do solemnly swear to uphold the Constitution the DCR and rules and regulations of Leisure Lake Membership, with the help and support of all the members I will perform the duties of my office, to the best of my abilities, so, help me God” Thank you for serving and congratulations. The Membership congratulated the new Board Members.

***President report:***

**Dale Cannon:**  I know some of you are here because of the back-property line. The biggest problem we have is the corn field area. He asked 3 years ago for our members to remove their items from his property and some did but people started moving back on it and now he wants everyone off. We had the property surveyed and it cost $2,000. Tried to get some variance but the owner said NO – he doesn’t want that liability in case someone get hurts, he doesn’t want sued. We will ask about getting things moved in the spring since it’s the end of the season. I tried to get to the tree line, but the owner said NO. Brenda – it’s the owner not the farmer. Dale – yes – it’s nothing to do with the farmer, it’s the owner. Like the haunted trail we will be fencing it off because that is not our land – we don’t own that property and only get permission to use it for Halloween and we were told that it needs to be cleaned up. Beth Lewis – why do we dump on it then? Dale – we don’t – Beth – what about the asphalt and stuff – Dale – that’s our property. You are welcome to walk back there but in 2 weeks that’s going to be blocked. Spot #’s 2, 15, 16, 17, & 18 still need to clean up and have this week to do so and then we will go back there and throw everything in the dumpster. When I went back there this past spring, they weren’t happy with all the junk back there and I told them that we would get it cleaned up. We are trying to obtain that property. Laurie M – what property are we trying to obtain? Dale – the haunted trail and from the middle of the pond over – it’s about 42 acres. We mentioned this once before and are working on it. Laurie suggested that we check with the EPA on violations because of stuff buried back there. Dale – OK we will check into it. Laurie – this is response to the letter send to everyone from the lawyer – so we sent a letter first? The board responded yes – Laurie – we sent them a letter first – do you have a copy of that letter? Dale – yes you are more than welcome to read it – I have a copy of it up here. Laurie – so we contacted them first. Dale – yes because the farmer was complaining, so we contacted the owner. Everyone has encroached onto his land, so we had it surveyed to determine the line. Steve and I went up there 3 years ago and tried to get people to move and some did a little bit, but they didn’t move all the way in. You need to remember that he leases that land and if he loses 10 feet all the way down there, he is losing a lot of property to plant. Joe P – you’re talking about purchasing property over there, how about over here. Dale – no, he isn’t selling, and we aren’t purchasing. Laurie – since he won’t sell and doesn’t want to give a variance, maybe we could suggest a ground lease? Dale – tried that – the owner says NO. I spoke to him yesterday because rumor had it that a member called him to check on this and he said no one called, so that was a lie. Erie Speegle asked Dale who he spoke to and Dale said Brian (the owner). Eric argued with Dale on speaking to Brian because we were told no one called. Eric claims he called Archie (the father). Dale said to talk to Brian since he’s the one we have been in contact with and Eric said, “So the son doesn’t know what the father is talking about” Laura – we don’t know what they talk about, how do we know. Eric, I don’t need to talk to Brian, I talked to Archie. Margaret – the bottom line is you have to stay off the property, you wouldn’t want someone on your property on land that you own. Eric – I have verbal permission from the farmer – Laura – there is no verbal, you need something in writing because it’s a liability and that’s what Brian was telling us. Laura – if you have permission, get it in writing and bring it to us. Eric laughed and said that’s not how it works and feels that since he has a verbal agreement that we the park are not responsible for that agreement. Laura – Ok then, the letter states that we can call Brian and he will call the sheriff to have you removed from the property. Eric – then do that then! Laura – OK, we will. Margaret read a paragraph from the letter from the owner of the property (see attached). Eric – I’ll make another phone call. Margaret – OK. Dustin Borlie – I’ve lost my entire lot and I know that just a couple campers down they were just put in and started going into the woods, so does everyone have to move – Dale – yes, everyone will have to move. Dustin – how will that be enforced with the people that don’t ever come here to camp. Dale - the owner said that the sheriff will come in. Joanne – Dustin I have a nice deep lot if you would be interested, come speak to me after the meeting. As for the people that got on that lot, I warned them that they may have to move, and they signed a form stating they would. There are a few lots in the park available and I would give them to a current member to use before bringing in a new one. Dale – access to lots – we have water breaks and need to get to the area to fix and members have stuff on the lines. This is also for the electric lines since they ran them together here. I had to tear up a man’s driveway to fix a water leak this year and there are 3 other areas that we worked on that need to settle and we will smooth them over next year.

***Vice President report:***

**Margaret Paden** – thanked the past board members that served and the entire board members. We’ve done a good job and I want to really thank the members that have stepped up to the plate to help. Yesterday was a good example, we had 20 people helping side the sales building. Not sure if everyone noticed, but it really looks nice. Another classic example is we weren’t going to be able to open the restrooms this weekend, but Anthony Raber and his daughter cleaned them for you. The membership thanked them. The member needs to help in the responsibility of writing up members that are breaking the rules – write up or shut up! You can’t keep coming to the board complaining about somebody, you the member need to write them up. The board shouldn’t be the one looking bad or like we are picking and choosing. Members shouldn’t complain, this is a volunteer park and if you don’t help or volunteer then you shouldn’t complain. For example – trees came down and yes of course, there is going to be a rut in your yard when they are dropping logs from 80 feet up. It’s a volunteer park – fix it! Restrooms in the winter – there is no smoking in the restrooms, we’ve had complaints in the past on this and it’s against the law to smoke inside the building. Aesthetics and cleaning up lots. The committee has sent in various pictures and recommendations and letters have been sent out and if your lot is messy and you didn’t receive a letter, today is your lucky day because not all the letters have gone out yet. Killing/Hanko – had storm on April 4th and a tree fell clear across their camper and pop up and not one branch was picked up by them. The park sent several letters and the neighbor (Mr. Richter) started cleaning it up. We’re tired of messy lots. Next, we need to talk about Kyle & Sharon Hamlin – letters sent for years and nothing gets done. The Health Dept came in and they told us we could be fined up to $10k or more. They wrote the lot up and to put it bluntly, that lot looks like a pig stye! He keeps bringing more stuff in. He received another letter and 3 days later he brought in a trailer load of broke down fire hydrants. Members need to think about this – we could be fined, and they will remove our campground license and could be turned into a mobile home park. This is serious, I have several letters sent to them and they do not comply. At the last board meeting because we don’t know what else to do to save our park, so at this time I would like to put a motion on the floor “On behalf of the entire board we would like to make a motion to revoke the membership of Hamlin” – we had multiple seconds. The Health Dept complaint form was brought in and Margaret let the members know that the first 3 paragraphs were strictly about Hamlin’s lot. Margaret asked if everyone would like to look at the letters and pictures before the president called for a vote. The members said NO. Laurie M asked if they were here. So, them not being here and you’re just going to revoke the membership – Margaret – they received letters, all kinds of them. Laurie asked we for warned them and Laura answered – Yes with all these letters! Laurie – I agree it’s a mess but there are quite a few – Dale – I agree and we’re working on that. Laurie – did you tell him that we were going to revoke the membership – Margaret – no, you asked the question and I answered, it’s what the board decided. Laurie – don’t you think we should know what to justify here – Margaret – I’m trying to justify it by saving the park. Dale interrupted and said, “We’re not going to take a vote today” We will do this the way it needs done. I agree with Laurie – we need to tell him. Wendy – has anyone told him we were going to boot his ass out? The board answered NO. Margaret – there is a motion on the floor – you have to call for a vote. Per Robert’s rule of order – when there is a motion on the floor, then you have a discussion and then call for a vote. Jim Marshall and Frank Rininger offered to go get him and have him come to the meeting. They left and we continued with the meeting. Margaret – I get what you’re saying Laurie, but we as the board get frustrated – we type these letters, send them out certified, fine you and nothing gets done. Laurie – we need to let him know the consequence. Joanne – he’s failed to comply for months. Margaret – then I will re-rise my motion and he’ll get so many weeks, but we vote now. Dustin B feels that it’s kind of dirty to throw someone out. Laura - the board has made every attempt to get this right and now the Health Dept is involved. Laura – we’ve given him time – we gave him 30 days when he received the letter from the Health Dept – we could be fined! Laurie – did you write that his membership would be revoked if he didn’t comply – Laura – I wrote that the park’s license was going to be revoked if he didn’t comply. Laurie – the Health Dept said they were going to revoke our license – Laura – Yes! Margaret – you need to realize that if those propane and oxygen tanks go off, half of Newton Falls will be gone. This is a safety hazard. Jim returned and said that Hamlin will be up in about 5 or 10 minutes. Margaret asked to move to the treasurer’s report until Hamlin arrived.

***Treasurer report:***

**Joanne Mociolek**: Good morning & reported the following account information:

Operation Savings $167,247.26

Savings $ 36,497.13

Checking $ 13,199.03

***Subtotal***  **$216,943.42**

Fresh Water Act $101,401.23

**Total $318,344.65**

The first quarter of this year (May, June, & July) the records were reviewed by Laura Snyder and Dave Simons and everything was found to be in order. The financial reports including the October custom summary report and check register are posted in the foyer of the Clubhouse. The tax return has been signed by Dale and will be e-filed this week. The electric reminder – everyone seems to forget about the November electric bill It’s for the month of October but comes out November 14, 2020 (see flyer attached). We always have a long late list from this bill. Last but not least, I’m going to talk a little bit about the liability release that we put into place. As you know we had a storm come through here on April 4th and there was quit a bit of damage and some people didn’t have insurance and used the park’s insurance. Everybody that camp’s here should have insurance on their camper. That is your responsibility. Instead of the member having to come to us to prove you have insurance, we came up with this liability release that we ask the members to sign and we will put in your folder, that you guys release us from any damage to your campers. That’s your responsibility not the parks. Laurie asked about the bathrooms and if there will be one open or are we opening the Clubhouse? Margaret answered that we need to see how this virus goes. The Clubhouse will remain closed and we will leave the pool house bathroom open but need to find someone to clean them daily.

Kyle Hamlin arrived in the meeting and Margaret asked him to step forward in front of the membership. Margaret addressed Kyle and told him that I’m going to be straight up and a straight shooter with you. You’ve received several letters and you have the worst looking campsite in the park. It is a junkyard! Kyle said that yes, I’ve received the letters and said that he’s been working on it. Margaret said not enough. You brought in more junk after the letter – fire hydrants. Kyle – yes and I’m making a fence out of them (members gasp) – Margaret – you are adding more junk on your lot. We received the letter from the Health Dept – Kyle – yes and I cleaned up the mess – Margaret – no you didn’t sir. They are wanting to give us a $10k fine and revoke our campground license because of you. I don’t know how else to tell you – your lot didn’t get like that overnight – we’ve been sending letters to you for 2 years now and you don’t comply. So at this time we have a motion on the floor to revoke your membership and we couldn’t count how many people out here second it and want you out because of how your lot looks and what your doing to the campground. So, at this time, I’m going to revise the motion on the floor, and you have 30 days to clean up that hole back there that looks like a junk yard and if not, your membership will be revoked. Kyle – answered – alright. Margaret – fair enough Kyle – fair enough – thank you for your time – call for a vote! Do the members understand the motion, he has 30 days to comply with the Health Dept and if not he will need to leave. Laurie – does he have a membership or deed. Joanne – he has one membership and 2 deeds. Laurie – ooh, that could be slippery. Pat – we’ve done it before Laurie. The guy who had the electric golf cart had a deed and the members voted him out and he had to leave. We also did it with the guy who stole the copper plumbing, and the other member (a girl) were thrown out – he was deeded as well. Dale will call for the vote. Kent – who or how are we going to judge that he complied? Margaret – the Health Dept. Joanne – they are coming back in after 30 days to see if anything was done. That’s a good point Kent, maybe we should get a couple members together and volunteer and give their opinion on how the lot looks. Jim – or we pay the $10k fine for tanks and junk laying around – do you guys want to pay that? Margaret – maybe a couple volunteers approach the board after the meeting. Margaret – asked again, does anyone not understand the motion? Laura needs a second – Shay Mitchell 2nd the motion and Dale asked for a vote. Everyone put your votes up. While waiting on the count, Dale asked that anyone wanting wood, go up to the sales building and help yourselves because the park got wrote up for having wood and chips on the ground up there. Margaret asked what the vote was – Dale Paden (sergeant of arms) answered 101 – Dale C. asked any opposed and there were none (zero). The motion passed 101 yay – zero (0) nay. Margaret – I forgot one thing I wanted to say – this year, the haunted trail was phenomenal (members applauded) and Cheryl you did a great job with the kids and the Lunchables was an awesome idea and our first annual prom happened this year and we crowned a king and queen.

***Secretary report:***

**Laura Snyder**: Winter office hours will begin November 7, 2020 and we’ll be open the first two Saturday’s of each month from 10a.m. until 2p.m. and continue until the beginning of April 2021. Members need to make sure that they have current personal information in the office, i.e. address, phone number, email address. This is very importance in case we need to get a hold of you. Steve may call me and say so and so’s door is open and I’ll try to call them, and the phone number isn’t correct. If you or you know any members that have moved or may have changed this information in the past 6 months to please update in the office. Pet Registration forms – still missing some from members – Health Dept. requirement not a park requirement. I know there are a lot of members that have dogs in the park, and we don’t have the registration form for them. So please get these turned in. Mark Mitchell asked if we could be fined for not having pet registration forms and Laura replied – the Health Dept has never mentioned and I don’t want to ask that question.

***Trustees report:***

***Steve Phillips*** – thanked volunteers for help with mowing this year. I’m done

***Quentin Childers*** – reminded members of the golf cart rules and that all carts must have operating lights and a lot number on them. Starting next year, we are going to have compliance inspections on the golf carts. Pat – the golf cart rules state that everyone must be on a seat – Halloween was terrible, they were on the hoods of the carts and on the sides, hanging off. Quentin - kids must be back at their sites after dark unless they are with a parent or guardian. Dustin – I seen this, and things need to be done. Lately I’ve seen underaged kids flying around on a golf cart and all over the place. Laura – can you tell them – we can’t be in every corner of the park all the time and need help from members. Dustin will make an effort to help. Quentin – this is everybody’s park, if you see something going on, it’s your park, write them up and bring it to the board.

***Joe Mociolek*** – Thanked volunteers – got the sales building sided – Anthony and Mark got most of the ceiling tiles up. We’re trying to think of something to do with that building instead of just storage. Anyone have any ideas, please let us know. Going to look into repairing the lake building, it’s an eye sore and it’s the next building we are going to look at. Joe said that it might be down before Dale returns in the spring – Dale said no – we are going to put 2 bathrooms up there for everyone to use and not have to use the blue boy. That’s the next thing on the agenda and I was just letting people know since they stopped me. Thanks for what got completed this year and see ya in the spring!

***Jim Marshall*** – Joe covered on thanking volunteers for the sales building. We got a lot done. Guess what - we have been given approval from the EPA and we will be starting the water project. I have a member that is willing to excavate part of the land for the building. My plan is by May 1st when camping starts next year, you members can come back to nice clean water (applause). That’s all I got and have a great winter!

***Cheryl Farrell*** –Thanked all volunteers who helped this past summer, despite the covid and things put on hold, we did a really good job and without the volunteers we just wouldn’t have the activities we are able to have. The holiday’s will be on hold until we know more about covid – this includes Thanksgiving and Christmas. We will post on the Facebook page as soon as we find out anything. Thanks for a wonderful year(applause)!

***Member questions***

Dale C addressed the question that Dale Lindeman submitted via email on speeding through the park. He came before the membership with his concern on speeding in the campground. People speeding up and down – I’ve got grandkids that stay with me. I’m to the point where if nothing gets done, I’m bringing my pickaxe from home and I’ll dig ruts and slow people down ourselves. I would like security to sit on that road and watch. Laura – it’s all over the park. Dale C. – be on the main road. Quentin – it comes back to the membership writing them up. Write them up. Renee Bittner – are you only doing 5, because I know you don’t do that on the main road. In your car, you don’t do 5 MPH. Margaret – we are not going to argue. Dale – moral of the story is we’re going to police better next year and if you’re caught speeding, you’ll be given a $100 ticket (joking). Dale – I want to thank ALL the volunteers. You say you can’t do nothing, sure you can. You see a pop can on the ground, pick it up. We had woman working up there yesterday – they were better than some of the men and I would like to see a lot more next year. Jim M – thanked Eric, Dee, and Grandma Peg for walking the entire park and picked up trash from Halloween. They had bags of trash. I think we need to give them a round of applause (membership applauded). Beth Lewis – we just want to thank everyone for the beautiful summer. Everything was well taken care of and beautiful. Dale – one more thing – Friday, November 6, 2020 at noon, the water will be shut off. Winterize the week before. Jim – please disconnect your hoses!

Dale Cannon - there being no further business to come before the board, this meeting adjourned at 11:05 am on October 11, 2020 and Jim Marshall second the motion.