***LEISURE LAKE MEMBERSHIP ASSOCIATION***

***MEMBERSHIP MEETING***

***SUNDAY, OCTOBER 13, 2019***

Membership meeting for October 13, 2019 was called to order at 10:03a.m.

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

This meeting is being recorded for accuracy – If anyone else is recording this meeting, please make it known to the entire membership. Patty Raudonaitis and Dan Carpenter were also recording the meeting. Pat D asked to object to this, and the membership agreed that it was OK for them to record since we have nothing to hide.

***Roll call:***

President – Dale Cannon (present), Treasurer – Joanne Mociolek (present), Secretary – Laura Snyder (present), Vice President – Gary Kratz (excused). Trustees – Mike Farrell (present), Jim Marshall (present), Leonard Bittner (present), Dave Simons (present), and Steve Phillips (present)

**Reading of the previous minutes** – Laura Snyder made motion to dispense reading of the previous minutes to expediate the meeting. Pat D. 2nd the motion. Everyone was in favor – no opposed.

***President report:***

**Dale Cannon**: Election results:

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

***Vice President:*** **Margaret Paden – 159**

Laurie Miller– 115

***Treasurer:*** **Joanne Mociolek (unopposed) – 226**

***Trustees:***

***(Buildings)*** **Joe Mociolek – 174**

Quinten Childers – 93

***(Grounds)*** **Steve Phillips (unopposed) – 234**

**Swearing in of new officers** – Dale – before we swear in the new board members, would the VP, Gary Kratz (not present) or Buildings trustee Dumpy have anything they would like to say before you step down and thanked them for their service. Dumpy thanked everyone that helped him with the projects completed and appreciates the support he received.

Laura Snyder performed the swearing in by asking that Margaret Paden, Joanne Mociolek, Steve Phillips, and Joe Mociolek to please stand before the membership for swearing in. “I \_\_\_name\_\_\_\_ do solemnly swear to uphold the Constitution and Declaration of Covenants and Restrictions and By-Laws of Leisure Lake Membership Association and to the best of my ability to perform the duties of the office I was elected. So, help me God” Thank you and congratulations. The Membership congratulated the new Board Members.

Dale wanted to thank one more person outside of all the volunteers that did help in the park this year – Roger, the ice cream man. Thanks!

Jim Marshall was asked to step forward and present the “Fresh Water Act” to the members for a vote. Chose to go with Donamarc. We have a representative here with us today – Dave, please stand. If anyone has any technical questions, he will be happy to answer them. Jim asked if anyone had any questions. The question was asked, “Have we looked into digging the well deeper” Jim replied “I’ve spoken to several well companies and have found that in Diamond, OH has problem with rust. Wells are from 65 feet to 180 feet. Down the road they dug a 180 foot well and still had the same results as shallow wells. After you get to 200 foot in this area, you run into a gas shell.” Laurie – “If we do this, since the pipes are 40 years old and corroded, how long is it going to take to clean them out?” Asked Dave to step forward but before he speaks, Jim had 2 pieces of pipe that were in the ground that needed replaced and took it to Laurie to show her that it was rust and there is not corrosion. Jim was told that there was galvanized pipe, but he has been helping with the water for 3 years and hasn’t run into any. It’s all been PVC. Needless to say, I have not found any galvanized in the park. Jim returned to the podium and asked Dave with Donamarc to explain the process. Dave said that these pipes are in good shape, but because it’s PVC it doesn’t have the propensity to clog from the filox iron. Galvanized is a problem, but since you don’t have any you have very minimal risk of the permanent damage to the supply since the PVC is being used. As far as flushing out, this is just staining and isn’t a concern or a problem.” Doug M. – “If we install this filer system, you’re saying that we’ll have drinking water?” Dave – “that is something that is on a personal basis as what their expectations are for drinking water” Doug – concern on water that sits in the pipes – is the water still going to be good? Dave – if treated properly, the brown and black water will disappear instantaneously with the exception of any residual left in the supply line. Doug – it’s going take the color out of the water – Dave – absolutely, yea and it will remove the brown and black water. The brown water is caused by iron, black water is cause by manganese and odor is caused by hydrogen sulfide gas and this system will remove all of that. Question was asked if this will save our hot water tanks in our campers and will we still need the anode rods? Dave – anode rods can be removed, and the new proposed system will truly save your hot water tanks. Doug – what is the yearly cost for maintenance. Dave – not sure – mainly the cost will be buying solution to treat the system which you currently do now. Mike Horning – do we know if the “Big Indian” goes through here. A friend of mine had a well dug (310 feet) and found that the hardness was less than 1. My dad had a well built in Randolph and doesn’t have to treat it. Dave – but you’re still dealing with the extreme unknown. I’ve not looked at the bedrock formations in this area, but you could spend thousands of dollars to still come up with nothing. I would say that at this point, Diamond OH is the highest content of iron in Northeast Ohio. Chances are you will come up empty. Question was asked – will we need to keep the filters at our campsite. Dave – depends on filter – but for sediment filters, you could do away with those. Question – I understand that after this is put in, we still can’t drink the water. Dave – I didn’t say that. It would be safe to drink. People have different expectations for drinking water. One person may think it’s fine and another may not. Just depends on the person. Kevin – how will you measure if the system is working after installment. Dave – the current levels of manganese is 440ppb and iron is over 3.5ppm. We would test the water after treatment, and we would see almost immediately the difference. Matt – I installed a Katalox system and there is no maintenance and it worked very well. Why can’t we use this? Dave – Katalox uses a dissolved oxygen where with this system we are using chlorine as an oxidizer. With the proposed system, we want to make sure we have the chemical oxidizer available because in certain water temperatures, you don’t have enough dissolved oxygen to run the Katalox system properly. Especially for a campground that uses the volume of water like LLMA. Thanked Dave for his participation. Brandi – so how long will this take? Jim – we are looking at about 2 years. Monday morning, I will call Donamarc if approved today and we will get this started. We went with Donamarc because they install 2 or 3 of these systems a month and we have already a working relationship with them. It’s going to take 4 to 6 months for approval. Brandi – is that why we broke it down into 2 payments. Jim – just trying to make it easy on the members to pay for it. If the EPA comes in, we have 60-90 days. When you get into that situation, the contractors raise their prices. Brandi – wants to use money that the park has already budget for other things. We have over 300 sites that we bill – that is over $120k. Laura – we only invoice 250, not sure where you get 300. Jim made the motion that we take a vote and Pat D 2nd the motion. Dale – all right – everyone in favor, put your votes up. Sergeant of arms is counting. **Voted in favor of the motion 145 votes for and 24 votes opposed, the motion carried. The Fresh Water Act has been passed.**

Jim thanked everyone and explained that he only has one more year on the board and if not re-elected, he will see it through to the end. Margie – would like everyone to thank Jim for his efforts for the Fresh Water Act. Morgan – what happens if people refuse to pay. Laura - they will have card deactivated and be a member in bad standing. Joanne explained to the people concerned on paying this assessment, to come to the office and we will work with you on payments.

Dale – asked Pat D to approach the podium for the proposed revised constitution. Pat explained that a constitution is a live document and it is revised as an organization or situations in the organization changes. The last revision was in 2004, that was over 15 years ago. There were amendments that were done because we had to cancel January meetings due to lack of participation. Had to update for the fiscal year to match our camping year, added federal taxes to alert members that they are paid every year, so we don’t have the problem we had in the past. Amended voting. We started this revision in March of 2016 – this really needs to get passed. The four questions that were submitted for discussion were submitted by Tom Raudonaitis:

* ***Section 2.1, The wording of 'and' in second Paragraph for "Members" I believe should be 'or'. As I read it you cannot be a member unless you have a deed and have signed a membership agreement.***

Pat - **“Members” shall be defined as: (a) Deeded Owners who are in good standing with the Association as defined herein; or (b) persons who have signed a membership agreement with the Association (“Agreement Members”) and are in good standing with the Association as defined herein.**

The committee and the board agreed that putting an or in there would be fine, so “OR” will be added

* ***Section 2.6 paragraph five, heading "Deeded Owners". As I read this, you are not allowed to transfer your deed to more than one individual.***

Pat – You can add to your deed but by doing that, you delete your interest in the park when adding more people to it. Our take on this was you cannot divide your deed or lease your campsite to more than one party. If you lease, they are sole owner for the year. You as the deeded owner are responsible.

* ***Section 3.1 (d) 'signing any and all documents and agreements required for Membership'. This opens the door to the rumored 'annual membership' agreement for deeded members. I believe this needs to be addressed***

Pat – the board and committee felt we are not going to do an annual membership form because you have your deed and your membership agreement. But Tom’s take on this is that the board is not allowed to make up any new rules and to specify any documents to be approved by the membership. This isn’t right and in our current constitution it states…

**17.2 The Board by majority vote, shall have the authority to make and enforce any rule not set forth in this Constitution, and/or By-Laws to ensure the operation, safety, protection, and well-being of the Park, its facilities, the Association, and the Members.**

You cannot tie the boards hands for 6 months during the winter. You voted these people in for the Board and this will not change in any way.

* ***Section 11.2, I feel misdemeanor convictions are over kill in limiting people from running for office. The same with no contest for drug/alcohol offense. If you are against term limits because you don't want to limit the field in a volunteer organization, you want to restrict a person who had a DUI/OVI forty years ago?***

Pat – the way it was worded is that if you have a “history” of convictions, such as drug or alcohol, domestic violence, assault, pedophilia. If you have a lengthy history of it, why would you want these people on the board! It’s not a cut and dry.

**11.2 Members with a history of misdemeanor convictions, guilty plea, or plea of no contest for any drug/alcohol offense, violent crime, sex-related crime, or crime of dishonesty may be removed from the election for Directors upon a majority vote of the Board. Any such Member may appeal the decision of the Board, in writing, within seven (7) days of the decision and request a full vote of the Association at the next scheduled Membership Meeting. A two thirds (2/3) vote of the quorum of Members is required to overturn the decision of the Board pursuant to this Section. The Member’s nomination is on hold for the current election.**

The board strongly agreed on this and it will remain the same.

Pat - The last thing I’d like to talk about since it was brought up at the last meeting. Deeded members not paying their dues – our DCR states that there will be a continuing lien against your property. Deeded members – some deeded members feel they don’t have to follow the rules and that’s not the case. When you’re a deeded member and you break the rules – the membership and board can give you 30 days out of the park. If it goes to court, the court has already given people with violent tendencies a year out of the park.

This was brought up to us about Article III – section 3 of the DCR – Campsites are interchangeable other than the phase on their deed. The DCR says they are interchangeable.

Pat made motion to pass this revised Constitution and John Lewis second. Now we will open for questions.

Tom – history and one misdemeanor. Pat – this isn’t the way we are looking at this. We are looking at people with a lengthy record. Patty R – then just define it. Pat – OK - we can change it to “lengthy” – will that work? Laurie – nominations are in July – appeal is in October, so how can you appeal it? Pat – you can’t, and it says you are on hold until for the current election. Laurie – board decision but the people are already in the park and now because they have a misdemeanor they can’t run. Pat – would you agree if they have 10 misdemeanor they shouldn’t be allowed to run. Laurie – because you don’t pay your electric bill in 12 months you can’t run – it’s too broad. Pat – if you have a felony. Laurie – the constitution doesn’t overtake the DCR. It takes a percentage to make changes. Pat – it takes 2/3 of the vote to make a change. Pat – do you want a document that was done over 30 years ago to overrule what we are doing now as a membership? The DCR was written by Shady Side on selling the deeds in 1980. We didn’t have any input in this document. The feeling with the committee was we be ruled by something we have written. Laurie – DCR and membership and the constitution can’t override it. If you want to make a change to the rules, then you amend it. Pat – yes, we had amendments that we didn’t even vote on all of them. Pat – we are going to take a vote.

**Voted in favor of the motion 129 votes for and 51 votes opposed, the motion carried. The “Revised” Constitution has been passed.**

***President report:***

**Dale Cannon:** We purchased a track hoe for $13,000 with a trailer. We were allowed to spend $25k but I wanted to keep it under $15k, we did a good job. We finished the playgrounds and next year we need to stain them.

***Vice President report:***

**Margaret Paden** – thanked the members for voting for her.

***Treasurer report:***

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

Operation Savings $148,193.17

Savings $ 25,747.17

Checking $ 8,512.09

***Total***  **$184,452.43**

I’ve been taking the membership dues from the new people and putting into the savings account to build it up in case of any emergency. All the receipts for May, June, and July were checked by Jim and Steve Phillips. They were OK’d and I sent them off to the accountant for the quarterly review. Every quarter our accountant checks all our information to work on the records for the year. The tax return for the fiscal year – May 2018 thru April 30, 2019 was filed and is posted on the bulletin board. We owe no taxes and have a refund coming that they will just hold on to. The washers and dryers that Leonard and his crew put in have made $1,358.75 to date. Thanks to Mark Detrick for getting us a 10% discount on the washers and dryers. Electric bills – end of season electric bill – the meters will be read the end of October and the bills will be ready the second Saturday - November 9, 2019. That will be the end of the billing cycle for the year. Please take care of this last bill. The next reading will be the end of January and the end of April. Those bills will be available February 8, 2020 and May 9, 2020.

***Secretary report:***

**Laura Snyder**: Pet Registration forms – still missing some from members – Health Dept. requirement not a park requirement. Income from Coast to Coast, RPI, and lot rentals was close to $5,000 for the year. Not sure if anyone knows, but the secretary has to handle Coast to Coast – handling phone calls, making reservations, collecting money, getting the points entered into the computer to be compensated. Thank you, Jim, for helping. Mr. Lamp asked about guests bringing in golf carts into the park. Laura – it’s a park rule that guests are not allowed to bring their carts in. Dale – here is what we are going to do. Let’s change that rule. We do allow handicap to have their carts. The membership can decide if they want them or not. Laura – OK, a show of hands on who agrees to let guests bring golf carts. Mr. Lamp – it’s unanimous. Laura – we will give them a copy of the golf cart rules and the member is ALWAYS responsible for their guests. Patty R – can we indicate if they are Coast to Coast on their cart with a sticker, so we know they are with CTC. Dale – it would be good for security, so they know. Kim Smith – should they require insurance. Laura – no, the member is responsible. Laurie Smith – we are given a set of rules – should guests receive a form stating they have received the rules. Laura – yes, I can amend the form and put it in there. Beginning November 2, 2019, winter office hours will begin. The office will be open the first two Saturday’s of each month from 10a.m. until 2p.m. and continue until the end of March 2020.

***Trustees report:***

***Steve Phillips*** – new exit spike bar installed. Explained to members to only go 5mph over the spikes to avoid them from getting bent. Thanks to the people that helped this year – Dave, Linda, Steve Lamp, Quinten and Bob.

***Dave Simons*** – Tree removal – need volunteers. Thanks to Dale Paden and Darren – they donated money last night for Halloween.

***Joe Mociolek*** – Thanked everyone for voting. Have a lot of ideas – where to start, where to go. Hoping to come to agreement on some stuff. Buildings committee – Dale Lindeman will oversee it and anyone wanting to volunteer, we already have a couple of guys interested and we will go from there.

***Jim Marshall*** – Water shut-off is scheduled for November 2nd. There is a volunteer signup sheet on the counter for anyone wanting to help. Please remove hoses and backflow valves before this date.

***Mike Farrell*** –Thanksgiving will be November 9, 2019 and we are doing a 50/50 raffle. Christmas is set for December 14, 2019 and we will do a basket raffle for that. We need someone to host the New Year’s Eve party. A thank you card is on the counter for Raymond. He is the one that did all the cooking for the special events this year and we just want to show our appreciation. Had a great year – had a lot of new volunteers stepped up. Thanks to everyone who volunteered, and this can only get better with help. Anyone that would like to do an activity, please see me. Thanks to my wife and all her helpers!!

***Old Business***

Dale – we are open for questions. Laurie Miller asked to bring us up to date on the lawsuit and the township and what’s happened since last meeting. The lawsuit has gone to a judgement against the pool guy. Where are we going with it? We have a $34k deficiency judgement and we went after $12,530.00 but we spent $12,395.00 for the attorney fees. That was submitted for that particular action. How did the attorney get the information for punitive damage for $10k? Joanne – we are turning it over to a collections agent and they will collect the money and we will only pay if we get paid. I must wait 30 days to turn it over to them. Laurie – did the attorney think that this was collectable? Joanne – yes, he recommended it.

Brenda – could Laura please tell us about the Coast to Coast complaint. Laura – yes, they gave us a bad review because of the water, but that’s going to be fixed.

Dan C – the pool will be closed today. Members thanked Dan. Dale Lindeman – can we find it in the budget to buy new microphones.

Laurie Miller made the motion to adjourn the meeting and Deloras Devine second the motion.

This meeting adjourned at 11:25 am on October 13, 2019