2nd Qtr LLMA Membership Meeting

April 14, 2024 - 10:00 a.m.

Dale: Verified a quorum had been established and called the meeting to order at 10:00 a.m.

Present: Dale Cannon - President, Laurie Miller – Vice-president via phone, Joanne Mociolek – Treasurer, Brenda Lallathin – Secretary, Trustees: Dustin Borlie via phone, Dave (Cowboy) Simons, and Dave Burnip

Excused absence: Cheryl Farrell, Quentin Childers

Minutes of the previous meeting: Brenda made a motion to forgo the reading of the previous meeting minutes because they’ve been posted for review, 2nd by Joanne Mociolek. Motion passed.

Reports:

Dale Cannon: Welcomed everyone back and thanked the volunteers who helped putting shut off valves on most of campground with the exception of the perms (section C) and turning the water on. Informed the membership that we will chip & sealed the road coming down the hill behind Rusty, also the road by Cowboy and Margaret, and the rest of the road in front of the clubhouse to the pavilion. They’re probably going to start that next month. We lost another member, Mary Barnes passed away last night.

Laurie Miller: Laurie (because she was on the phone) asked Brenda to read the following: After the October Membership mtg., she informed Shadyside’s legal counsel that we were declining their offer of the land with the requirement of the conservation easement. Made a counter offer that we would accept the land with a deed restriction that it would not be used for development of single family residences. They declined our counter offer and withdrew their offer of the land donation.

Joanne Mociolek: Financials: Operations savings = $48,742.49, Checking = $1,258.08, and Savings = 39,612.62 for a total of $89,613.19. The taxes have been efiled, the return is posted under glass in the lobby. Asked members who pay by Zelle to please pay on May 1st because the dues money has to go into the year it’s being used to avoid paying taxes. Reminder: the dues letter included an electric billing schedule for the coming season. Also, please keep your contact information current with the office so we can reach you in the case of an emergency, it’s for your benefit. Introduced Pat Detrick to present the proposed budget. Pat presented the budget (which was made available when signing into the mtg. The budget committee is made up of Dale Cannon, Joanne Mociolek, Laurie Miller, Brad Dunn, Gwen Carlson, at Pat Detrick. We tried to project increases that we knew about. We increased four categories, the well, outside services, sewer all went up and Farrell gas went up a little bit. We just received a contract from Republic Waste increased $200.00/mo. for fuel and epa., and we can’t control that. Upcoming projects: we would like to work on the lake bldg., the sales bldg., the chip and seal, would like to side the Hamlet, widen the entrance and exit roads onto route 225., and a new maintenance bldg. Pat asked if there were any questions; none. Pat made a motion to approve the presented budget for the 2024/25 season, 2nd by Tom Raudonaitis, vote: yes = 94, none opposed, motion carried.

Brenda Lallathin: Welcomed everyone back. Presented the proposed amendment to the constitution which was posted on FB, website and bulletin board for the required time frame and received more than the required number of signatures (99 signatures of members in good standing). Amendment states: If and when ALL candidates for the election are running unopposed, a voice vote from the floor at the July Membership meeting may be called. Upon receiving an affirmative vote and the passing of a background check, the candidates will be considered elected. This will eliminate the required election by paper ballot. Brenda made a motion to accept the proposed amendment to the constitution to eliminate the requirement of paper ballots when the candidates are running

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unopposed, 2nd by Dave (Cowboy) Simons, vote = 94 yes, 0 no, motion passed. At the October meeting, Joe Sankovic volunteered to research the possibility of a cell tower on LLMA property (for the income). Mary asked that I inform the membership that they are still looking into it. T-Mobile has not returned their calls and they are waiting for Verizon to get back to them. Informed the membership that they will need to provide notice ahead of time when needing a temporary gate code because the new gate does not offer the ability to enter extra codes ahead of time (so I won’t be able to have a list of available codes on demand). Asked for volunteers to help with providing lunches for our hard working volunteers on work weekends. If anyone is interested, please contact me.

Cheryl Farrell: absent.

Dustin: Dale spoke for Dustin (since he was on the phone). Got the water turned on, only had a couple problems, everything went well. As far as the waste plant, everything is ok. Thanked the volunteers who helped. Tom Raudonaitis asked if we needed to keep those valves on that were required by the epa. Yes, required by epa.

Dave (Cowboy): Asked the membership how they felt about pets being in the clubhouse (or any of the buildings)? After discussing, Dave (Cowboy) made a motion that all pets are not allowed in the buildings unless emergency due to weather or verified service animal, 2nd by Pat Detrick, vote: yes = 104, no = 0, motion carried. It was asked what the consequences for someone bringing their dog in? 1) verbal warning, 2) write up and possibly a fine. Wanda Murphy asked about people coming into the pool bldg. with food and drinks. No bottles allowed other that (plastic) bottled water. We try to set a schedule for mowing weather permitting. We know a lot of people can’t be here at that time. If you can volunteer at different times, let Cowboy know and he’ll make arrangements and have the equipment available for you to use. Joe Mociolek asked if they could mow on weekends. Dale stated we could mow on wkends if we need to. We definitely need the volunteers to weed whack and that’s anytime.

Dave Burnip: Welcomed everyone back. Over the winter he started replacing thermostats in the bldgs. up here with better technology, wifi enabled. We had some issues over the winter where someone would go in to take a shower, break into the thermostats, turn it up to 73 degrees and not turn it back down so we really wasted a lot of propane, these will prevent that from happening. Please remember to volunteer, we are going to have a lot of projects coming up this summer. Asking everyone to sign up and help out as much as you possibly can. Tom Raudonaitis inquired about the sales bldg. being used for maintenance. Dale addressed the question with plans to improve it.

Beth Lewis feels we need to find a different word than “volunteer park”, there are more people in here that don’t help. We need to take pride in our park and work as a team.

Dale stated that in our rules (when you bought into this place), once a year you are supposed to clean the outside of your camper and we will be enforcing this rule. Darlene Buzash volunteered to power wash campers for anyone who is physically enabled; as long as there is no liability on her.

Quentin Childers: Wendy stated that since Quentin isn’t here she will start stickering golf carts in May. Make sure the lights work and the lot numbers are on.

Dale stated tarps need to be removed May 1st.

Sharon Hamlin asked about Ralph Killing’s lots. They lost the lawsuit, it’s over and we can now start contacting them to clean it up.

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Beth Lewis formally thanked winter security for a job well done.

Roy Phillips asked for the floor to address the membership to discuss what took place at the October Membership meeting with regards to protecting the rights of ALL members when they are unable to attend a meeting. There is no rule in the constitution or the policies and procedures regarding dues increases. This is not because I am opposed to a dues increase but your rights need to be protected when you are not at these meetings. We need to set a precedent; your investment is in jeopardy if we don’t. Ray Phillips made a motion to change the policies and procedures to state that anytime that there is to be a dues increase in this park, it MUST be proposed at a Membership meeting and voted on at the next Membership meeting. 2nd by Laurie Miller, vote is: yes = 92, no = 0, motion carried.

Patty informed members if they wanted to pay their dues, we will be set up in the vestibule after the meeting.

Dale made a motion we adjourn, Joanne 2nd, unanimous, meeting adjourned.

Respectfully submitted,

Brenda Lallathin, Secretary