3rd Qtr LLMA Membership Meeting

July 9, 2023 - 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, Joanne Mociolek – Treasurer, Brenda Lallathin – Secretary, Trustees: Dustin Borlie, Cheryl Farrell, Dave (Cowboy) Simons, Frankie Smith, Quentin Childers

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

Reports:

Dale Cannon: Chip & seal on the main road was $30,000. Leonard Bittner interjected “Leisure Lake Raceway”. Dale stated, We’ve always had an issue with speeders on the main road. Leonard responded, it’s worse now. Dale informed the members…5 mph. If not, we’re going to put speed bumps in; and that’s going to cost a lot of money because they’re not cheap. Eventually, we’d like to do the whole park but we want to see how this lasts, and it keeps the dust down. The next one we plan to do is the main road that goes up and around because it’s the most traveled one. Come spring, we’ll see how the chip and seal holds up. The plow is set so it doesn’t touch the road. The basketball court; Cowboy found some back boards, they’re approximately $500. a piece but they have a life time guarantee. Then we need a group of guys to fill in the court cracks and we have the coating in the back room to seal it; then get the stencils to mark the court. Trees: if we have enough guys here next wkend, we have to finish taking down the one at the lake. The pond guy told us we don’t want that falling in the lake. Then Dale is going to call in the tree guy (he’s a climber), and he’s going to top a lot of the trees. We got a new chipper, the old one is up by the road for sale, which includes the truck.

Laurie Miller: There are 42 acres adjacent to this park that is owned by a Shady Side entity. They have proposed donating it to the park. However, there is a catch to it. They will donate the land to us subject to us putting on a conservation easement, which is through the Western Reserve Land Conservancy. The conservancy guy was out about 2 wks ago, looked at the property and we have no idea what they want to conserve. They will donate the land to us, but the conservation easement will cost us $7,500 and depending on what kind of easement this is, it restricts the use of the property. It’s still in the preliminary stages, we haven’t seen a contract from Shady Side, we haven’t seen the easement contract from the conservation district, and we can continue forward with this to find out but one of Laurie’s concerns is; they’re going to give us 42 acres, that we can’t do anything with, except pay to get it, and pay the taxes on it. It will just sit there. This property is back behind the trees (behind the clubhouse). We’re hoping someone here can tell us why that might be beneficial for the park to spend the money for 42 acres we can do nothing with other than pay the taxes on it. By the time we get done with this, we’ll have the $7,500 for the conservation easement, we will also have to pay the conveyance fee, transfer tax at the county, the recording costs (did look up some of the other easements, they’re 60 pages long) so it’s going to cost $500. just to record it; and then the attorney at $275. / hr. (that will probably come in at about 4 or $5,000. So our free property is going to cost us between $12 to 15,000. And then we pay the taxes. The taxes are currently $2,500./yr Another concern is once the property transfers, that triggers a re-evaluation so the taxes would immediately go up. Jim Marshall asked if they will give a tax break due to the conservation easement. Laurie stated there is a tax break for the conservatory easement but they’re not putting the easement on; we are, and the conversations with the attorney, for some reason the conservancy guy said due to the way this transaction would be set up, that we’re not eligible for the tax break. Jim Marshall asked if the conservancy part would go on forever. Laurie responded, Yes. We don’t even know what they want to conserve. Also, if we take this on, we are responsible for the 42 acres, and if we’re not

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allowed to do anything with it, we would be responsible for going along Cable Line Rd. and inform all those neighbors who do use the property, that they can no longer do it, they have to move everything off, and we have to monitor it. Joanne is going to check with our insurance agent because if we take on another 42 acres, it could affect our liability. There is access to this from Cable Line Rd. When they said they were going to give it to us, we wondered why they weren’t selling it. It just doesn’t seem right. So again we’re asking the members if anyone has a good reason as to why we would want to do this. Dan Carpenter asked if it includes the land back there. Dale state that it includes the haunted trail. Laurie stated part of the haunted trail is on our property. We have a strip that is approx. 60 to 80 feet wide back here and we have access to Cable Line Rd. Without having it surveyed; which would cost another $12,000.00. If you just look at the aerial maps at the county level, the only place I see where we encroach on their property is where the haunted trail comes out of the woods. Once again, do we want to spend that kind of money for a haunted trail that people have lost interest in. Laurie is going to call the attorney, get the name of the conservation guy and also Shady Side’s legal counsel and have them deal directly with us because we’ve never seen a contract, we’re getting second hand info and every time I ask the attorney a question, the response is, I don’t know, I haven’t seen the draft. Jim Marshall asked if they sold that to a developer is it possible we’d have new town homes right up against our property? Laurie responded, the first thing that makes the property un-developable is there’s a creek right there. Doug Miller stated, if it was developable, don’t you think they would have sold it to a developer? Laurie stated it’s a membership decision, not a Board decision. Jim Marshall made a motion to decline the offer and let the property go, 2nd by Mary Sankovic. Floor was opened for discussion. Laurie stated if they wanted to give us the property, just give it to us. Doug Miller asked if we could do a counter offer stating we promise not to sell to a developer, we will not develop the land, but we don’t want the conservation act on it. Laurie stated we can do that. In a conversation with our attorney, Laurie asked why can’t we just put a restriction on stating we will not develop the property. Laurie hasn’t had any contact with Shady Side’s counsel. So that’s why we were going to take our attorney out of the loop now, so we could deal directly with them. Jim Marshall withdrew his motion, wants to table until we see if they will consider a counter offer. Laurie will go forward with talking to their legal counsel, we don’t have to make any decisions now. Laurie’s personal feeling; with a conservation easement, we don’t want it. In October, we should have all our ducks in a row and make a decision then.

Joanne Mociolek: Financial rpts: Operations = 186,273.75, Ckg = 7,071.38, Savings = 37,036.89. For a total of $230,382.02. The dues summary report is posted on the bulletin board. Dale has already talked about the chip and seal, that was $30,600.00. J & J concrete (sidewalks and horseshoe pavillon) that was $22,250.00. ASI put in a new pump for us at the lift station, $11,251.05 (there was some repair work needed and the new pump). We’ve also purchased calcium chloride for $1,069.00 to be put on the other roads to help with the dust. You can pay your electric bills or pick up lot number stickers after the meeting. Everybody needs to get the new numbers on their camper(s) within the next two weeks, if we have to go around and put the numbers on, there will be a $25.00 fine. This was a requirement of the fire dept and emergency crews and we need to members to cooperate. Mary stated that when she was riding around she noticed some members have both the old and the new numbers listed on their campers. The old numbers should be removed or covered up.

Laurie stated the lift station is one of those things that everyone just takes for granted. PLEASE, quit flushing tampons, wet wipes, diapers, underwear, etc.; it clogs the pumps up. Laura Snyder stated we’re talking to the wrong people, it’s the guests. Laurie stated the members are response for their guests; so when your guests come in, had them something stating you don’t do this. Pumps are just getting more and more expense and we have to have them.

Brenda Lallathin: I would like to take this opportunity to thank our volunteers who have shown up

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every work weekend and worked their tails off to try to keep your dues down. Because if we have to start paying people to do these things, the money has to come from somewhere.

Cheryl Farrell: Next event coming up will be July 15th, the 50’s dance hosted by Dale and Edie Cannon. After that we will have Christmas in July. August, every weekend is booked; a corn roast, the Kid’s carnival, Country Western night, and a steak dinner. The steak dinner is going to be put on by Crystal and Joe Mociolek as well as Laurie and Doug Miller. It’s a 14oz strip steak, baked potato, and side salad w/dressing. $25.00 per person. Kid’s meal; hamburger, chips, mac & cheese & drink cost will be $7.00. The cut off day for the sale of the tickets will be August 19. Cheryl asked Laurie to let them know what this money is going towards. Laurie stated we’re trying to raise a good chunk of money (the reason for the $25. charge). We want to get some new actual games for the kid’s carnival. What we do have is old and decrepit, and you can only pick so many ducks out of the water. So, that’s where the proceeds from the steak dinner will go. Charlie (our campground volunteer electrician) got a few helpers together and rewired the pavilion so we can plug everything in without blowing the breaker constantly. We are also going to be taking care of the issue reported regarding the automatic timers in the Taj Mahal (turning the lights off too soon). Cheryl stated that for the Kid’s carnival, we are going to need donations (we are completely out of prizes). Any and all donations are greatly appreciated. Back to school “back pack raffle”, we will continue to have that, Edie will be heading that up. We need all school supplies and backpacks; that will also be the day of the carnival. The corn roast will be the beginning of August, Cowboy will be picking up the corn, park will provide meat (probably hot dogs), please bring a side dish and drink. Cheryl will create a list of donations she needs and also volunteers needed. Cheryl thanked Mary for the snakes at the entrance, they are starting to grow.

Dustin: We bought a new lift pump; it was not cheap, should last a while but that also goes with not throwing diapers down the toilets. Sewer plant has been chugging along up there. Well house doing good. No major issues. We did have a float system installed. At the beginning of the season when we had a big water break, the whole system would suck dry, so we have a system in there now that once the system gets to a certain level because it’s draining too fast, it will shut the system off until we find the problem and deal with it. Laura Snyder asked if you’re using more water than you should be. Dustin responded, not at all. Laura also stated that at the end of our street, where Peg is, there’s a pond, there’s a constant puddle, I don’t know if there’s a break, but there is always water there. Dustin stated we have another spot like that as well. Dustin stated we’ll have to keep an eye on it. Looking (researching) to purchase a spare blower for the sewer plant somewhere between $2,400 and $4,000. So if we do have a blower go out at the sewer plant we can swap it out real quick. Jim Marshall thought we had a spare. Dale stated we used that one.

Dave (Cowboy): I just want to thank everybody for stepping up, we mow on Wednesdays and those mowers are always out. If anyone comes out on Wednesday and wants to help out, if the mowers are already out, feel free to grab a weed eater. That’s where we need a little more help. I know it’s more labor intensive but even 20 minutes helps out a lot. So I just want to thank everybody for that. And just want to say regarding the corn roast; want to thank Big Dave (Grandpa Simons) cause he’s got the hook up on the great corn. Laura Snyder asked about all the clumps of cement, what’s that for. Dale stated it’s going to go on the banks of the walls on the creek to help with the erosion. The water lines and electric lines are starting to be exposed.

Frankie Smith: We are looking to finish the lake building. We’ve measured the roof so we can start ordering the material. We want to put a door on the front of that and will be storing our heavy equipment up there. For everyone who helped clean that out, Frankie appreciated their work. Still need to get another dumpster because we still have to tear out the wood from the bathroom. Want to get that cleaned up like I said I was going to do before I’m done. Will be closing off the windows, one

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side will be bathroom and the heavy equipment will be stored up there (that no one can walk off with).

Quentin Childers: Fourth of July weekend was great. No problems what so ever. He’s still looking for security people. Want to set up another date for golf cart inspections. Quentin reminded members that they are responsible for the guests on the golf carts. Brenda stated we need to remind everyone that kids must have a driver’s license to operate a golf cart.

Pat Detrick stated that Apple and Android both have apps that can be downloaded to your phone to tell you how fast you are going.

Laurie informed the members that we lost Bob Thompson a couple weeks ago, and there will be a celebration of life on August 22 at the pool pavilion. I’m sure Brenda Tompson would appreciate any help we can give. It’s going to be a very emotional day for the park. Laurie informed Brenda Thompson that if she needs anything, she’s got a whole room full of people.

Brenda read the responsibilities of the Vice President, Treasurer, and Trustees (specifically: Grounds and Buildings) positions for the upcoming election.

The floor was opened for Vice President nominations:

Wendy Rhoads nominated Laurie Miller, 2nd by Donna Gilbert, Laurie Miller accepted.

No other nominees, floor was closed for Vice President nominations.

The floor was opened for Treasurer nominations:

Wendy also nominated Joanne Mociolek, 2nd by Wayne Reinhart, Joanne Mociolek accepted.

No other nominees, floor was closed for Treasurer nominations.

The floor was opened for Grounds Trustee nominations:

Doug Miller nominated Dave (Cowboy) Simons, 2nd by Dustin Borlie, Dave (Cowboy) accepted.

No other nominees, floor was closed for Grounds Trustee nominations.

The floor was opened for Buildings Trustee nominations:

Joanne Mociolek nominated Dave Burnip, 2nd by Frankie Smith, Dave Burnip accepted.

Doug Miller nominated Frankie Smith, Frankie declined due to health issues.

No other nominees, floor was closed for Buildings Trustee nominations.

Dale asked if any members had any questions or concerns. Donna Gilbert stated we have to get the speeding under control; and it’s worse at night when you can’t see who’s driving. Laurie stated we’ve been fighting this battle for the 20 years since we took the campground over. Everyone expects the Board to do something about it; the members need to slow down. If it continues, we have the speed bump route which means your golf carts will be going over speed bumps, your blue boys will be going over speed bumps. If we get forced into doing that, we will have to pony up the money to do it and they are very expensive. Dale added the drivers will just drive through your sites to avoid the speed bumps. We can look into one of the monitors that displays your speed as you are coming down the road. Dave Simons stated that every weekend at 11:00 the racetrack starts.

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

Respectfully submitted,

Brenda Lallathin, Secretary