4th Qtr LLMA Membership Meeting

October 8, 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, Frankie Smith, Quentin Childers

Excused absence: Dave (Cowboy) Simons

Dale asked Frankie to stand and was recognized for his service and hard work.

Pat Detrick was asked to come up & swear in the newly elected Board Members: Laurie Miller VP, Joanne Mociolek Treasurer, Dave Burnip Buildings. (Cowboy was sworn in at Oct. 7th Exec Bd Mtg.

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 Laurie Miller. Motion passed.

Reports:

Dale Cannon: Informed the membership that we chip & sealed the road in from of the maint. building because every time we got a heavy rain, the gravel was washed out. We planning for additional areas will be chip & sealed and eventually get them all done. We bought a leaf vac. Due to delays in delivery, it’s not going to be here until Nov. 10th. Will be available for members to use and have everyone dump them behind the Grand Central comfort station. Storage area is going to be re-vamped in the spring. Charlie got the wiring done, the well will be capped before I leave. That’s the last EPA issue we need to deal with. Next year, the 1st thing we’d like to get done is the sales bldg. & then finish the bldg. at the lake with the help of a lot of volunteers, please. Brenda explained that the card reader is no longer working, our gate is so antiquated we’re having trouble finding a compatible reader. We replaced the card reader on the side of the box, but it is NOT working. We have created one temporary code that everyone is going to be using. Pat was asked to pass out the printouts of the temp code. Please make sure you are only giving this code to “MEMBERS”. I will have to re-enter everybody’s card, so be patient, I will do my best to enter everything correctly but if errors occur, rest assured, they will be corrected. We felt using a temporary code would at least keep out the people off the street. We are posting a sign at the gate stating the card reader is broken, please call this (phone) number for access. After the meeting, Dale will put the board back on the gate.

Laurie Miller: The land donation from a Shady Side entity of the 40+ acreas requiring a conservation easement as discussed at the last membership mtg. They have given us a thirty (30) days to make up our mind. Received draft copies of conservation easement from the Western Reserve Land Conservatory (24) pages long, and basically you can’t do anything to upset the flora that they are conserving. Discussed costs involved, restrictions on the acreage, basically, we can’t do anything with it except pay the taxes and monitor the area (be responsible) as neighbors encroach on the property. Still cannot figure out how this would benefit the park. Floor was opened for discussion. After discussing, Laurie will contact their attorney that we are turning down their offer with their terms and counter back, if they just want to get rid of it, we’ll agree not to develop it, but we want to be able to use it, no conservation easement. Joe Sankovic made a motion to turn down their offer per the terms of the agreement at the present time. Counter offer with accepting the land with a restriction that we do not develop it for single family residents, that is acceptable to the membership per a Board vote. 2nd by Frankie Smith. Vote = passed unanimously.

The Killing law suit in Mahoning County. This should all be done by the end of October. We do not have to go to court, it is not going to be a jury trial. One magistrate decision back in August was very favorable for us, it was vacated, and it’s up for another magistrate’s decision by the end of this month.

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Once it’s over and done with, we’ll post it on the web site. If interested, you can review it on Mahoning County Clerk of Courts web site (it’s public record).

Deck sizes being built in the park was discussed. The Board was leaning toward max 16 ft wide X the length of your camper. Asked members for input. This is on a go forward basis. You still have to provide a permit and get it signed off for the location because we don’t want it over water lines, etc. We need to get a length X width that everyone is comfortable with. The size seemed to change with every Board so it’s being presented to make it a membership decision etched in stone and the only way it can be changed is to bring it back before the membership. If a smaller camper moves onto a lot with an existing deck, the size will not need to be reduced. A motion was put before the membership that going forward deck size is the length of the camper X 14 ft. width max as well as adhering to lot specifications, 2nd by Dustin Borlie, vote = unanimous, motion carried.

With the purchase of the new leaf vac & all other campground equipment, if you’re qualified to run it; we are going to have a signup sheet in the maint. shed. If you take equipment, we will be able to tell who has what and we expect it to be returned in working condition, if it’s not, please tell somebody so we can get it fixed. You will be responsible for using your own gas.

Volunteers in the park. Looking around this room…this is most of the volunteers. We do have a tendency to just thank the volunteers from work weekend but there are people that work in this park all week long, you don’t see them, and they are doing an awesome job. Would like to get newer members volunteering and coming to the meetings so they know what’s going on. We have needed to hire out a lot more things for various reasons i.e. roads, trees (too high for us). It is a membership decision to increase dues. So we’re asking you to think about it, we’re not doing anything this year, but in April or July, we are probably going to ask for a dues increase. We are doing improvements in the park, it’s a lot of money. Also, there’s a lot that goes on in this park that people don’t see. Laurie asked Dustin how much the lift station cost. $11,000.00 for a pump. Joanne manages our spending very well. Dale has done an awesome job getting us quality equipment; but $11,000.00 for a pump, and they can go down at any time. Laura Snyder asked how much. Laurie stated, that’s a membership decision, but if we’re going to do it, let’s make it worth it. That’s why we having a waiting list to get in this park because you can’t even store a camper for $800.00 a year. It is a membership decision and we will be bringing it back to the membership probably in April or July. Laura Snyder made a motion now to raise the dues $100.00 and stated we have a quorum. Laurie stated it wasn’t really our intent, we just wanted you to think about it. After additional discussion, Laura Snyder amended her motion to increase the dues $100.00 per year for two years (2024 increase = $900.00 per lot for non-sewered / $1,500.00 per lot for sewered & 2025 increased to $1,000.00 for non-sewered / $1,600.00 per lot for sewered), 2nd by Doug Miller, vote = 54 for, and 39 opposed, motion carried.

Joanne Mociolek: Financials: Operations savings = $117,149.73, Checkng = $11,260.90, and Savings = 29,080.08 for a total of $157,490.71. That has to last us six months to pay the bills all the way through April 30, 2024. The summary report for September is posted. The two AED machines that are on the outside of buildings are going to be put away for the winter because we don’t know how they would re-act to the cold, they will be put back in April. The one in the clubhouse will remain active. The final monthly electric bill for the month of September will be available next Saturday. If you’re leaving for warmer weather, please make sure the October bill is paid by November 11th.

Joanne gave a special thanks to Dorothy Smith (who’s not here), and naturally we appreciate all our volunteers, but she spent her whole summer weeding all the flower beds in this park.

Brenda Lallathin: Explained that work weekends are being changed to the 2nd Saturday of each month (then if it’s rained out, it will be postponed to the 4th Saturday of the month). Our constitution

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requires that voting will be open with ballots the last Saturday in August and the first Saturday in September, whether the candidates are running un-opposed or not. So if people are nominated at our July meeting and they have no opposition, we shouldn’t have to sit up here for 8 hours (like I did because our constitution required it). I typed up a proposed amendment which will be posted on the bulletin board, LLMA Facebook, and our web site at least 45 days before the April meeting, stating if ALL candidates are running unopposed, we will take a vote at that July meeting and they will be sworn in. I did collect 99 signatures from members in good standing (as required by our constitution).

Cheryl Farrell: I just want to thank everyone for a great summer. As you all know, Thanksgiving and Christmas has been cancelled this year due to lack of participation. Hopefully, next year things will turn around and get a little better so we can get more volunteers and get more things going. Cheryl was thanked for her hard work.

Dustin: We had a pretty good year with the water. We got a bunch of violations out of the way thanks to Dale (like the well up at the lake). With this new system, I have to have an actual start and stop date for when we turn the water on and off. Right now, the plan is to have the water off completely November 1st. What we want to do is have all hoses disconnected by October 28th. Which will be dependent on the weather. Dustin and Cowboy will be getting together to lay out a plan and we may need a couple volunteers. We need to have it shut off by November 1st for paper work sake. We will post on LLMA Facebook more details later. Plan is to shut off October 28th unless cold weather forces us to do it earlier. If hoses are not disconnected, they will be cut off.

Dave (Cowboy): Absent. Laurie stated Dave thought he would make it here before the meeting was over but just wanted to thank everyone who pitched in and mowed this year and asked for more volunteers for weed whacking. Dale plans to purchase additional weed whackers (straight shaft) that strap on so it won’t kill your back.

Dave Burnip: Introduced himself, been a member for little over a year, but has been in the park for about two years with friends. Will have to get a plan together, will talk to Dale before he leaves. Will be offering help to anyone on the board. Appreciates the encouragement (and the condolences) he’s received. Told members to feel free to get in touch if there’s something he can do to help the park in any way.

Quentin Childers: Thanked everyone for a great summer.

Frankie asked who was doing Winter Security. Dale stated we have two volunteers for winter security. Cowboy is staying and Ray Ratliff is staying. Ray is down below by Joanne. Brenda asked Ray to stand so everyone would know who he is. Jim Marshall asked if he would be driving around at night or just during the day. Ray responded, whenever, more than one time a day for sure.

Dale asked if any members had anything else, no responses. Dale informed the membership that the bug guy was coming on the 14th, there is a signup sheet on the counter and the price is $60.00

Joe Sankovic asked if looking into a cell tower was a possibility. The Board asked Joe to research and supply us with his findings.

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

Respectfully submitted,

Brenda Lallathin, Secretary