



Leisure Lake Property Owners' Association

NEWSLETTER

SPRING 2023



Welcome Back!

Warm weather is right around the corner, and with that comes the fun spring and summer lake activities. Many of us are excited for the festivities that will be taking place this year at the lake and hope you are too. We are looking forward to a great year ahead!

Check Us Out!

*On Facebook at Leisure Lake Property Owners Association
On the website at lpoa-ia.com*

Contact Us!

Feel free to contact any LLPOA Officer or Precinct Director with questions or concerns!

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Meet the Board

PRESIDENT

Damien Miller // 563-590-4391 // llpoapresident@hotmail.com

VICE PRESIDENT

Rick Pfeiler // 563-495-8868 // llpoavicepresident@hotmail.com

SECRETARY

Missy Frazier // 563-542-2070 // llpoatreasurer@hotmail.com

TREASURER

Open // Acting Treasurer Missy Frazier // 563-542-2070 // llpoatreasurer@hotmail.com

PRECINCT 1 DIRECTOR

Dave Merrill // llpoaprecinct1@hotmail.com

PRECINCT 2 DIRECTOR

Open // Email President if Interested

PRECINCT 3 DIRECTOR

Joyce Jarding // llpoaprecinct3@hotmail.com

PRECINCT 4 DIRECTOR

Shannon Leppert // llpoaprecinct4@hotmail.com

PRECINCT 5 DIRECTOR

Michel Theisen // llpoaprecinct5@hotmail.com

PRECINCT 6 DIRECTOR

Debbie Bartell // llpoaprecinct6@hotmail.com

PRECINCT 7 DIRECTOR

Rod Miller // llpoaprecinct7@hotmail.com

PRECINCT 8 DIRECTOR

Sheila Rooney // llpoaprecinct8@hotmail.com

To determine which Precinct you are in, go to www.llpoa-ia.com. Go to the Information tab and then click on map.

Precinct Meetings will be held on June 10th, July 8th, August 12th, and September 9th from 9-10 AM at the Daisy Beach Silo. Any member who would like to address the board with questions, comments, or concerns can meet with a precinct director during these times. Phone numbers for Precinct Directors can be found on the website.

Message from the President

Greetings fellow LLPOA members,

As I write this, I think about the many events and accomplishments in 2022 that were successful due to donations and volunteers. This list is not all-inclusive but I wanted to point out some of the great things that took place in 2022.

Kids Carnival in June with many games for our children at LLPOA and prizes thanks to donations from several people around the lake – the smiles from the kids said it all.

A successful pancake breakfast that helped raise money for fireworks.

We had a beautiful display of fireworks for our 4th of July celebration, a kid's fishing derby, dance, and Christmas in July parade.

Installation of a kayak launch donated anonymously.

A bar top and furniture were donated and installed in the Silo at Daisy Beach for all to enjoy as well as beautiful flowerpots, chairs and an umbrella donated to the lake.

Bean Bag tournament in September, concession stands and a dance that followed.

Garage sale hosted with all money donated to the lake fund.

Soup-a-Palooza contest where many enjoyed a variety of delicious soup.

Halloween party where the kids enjoyed food, games, a hayride and dressing up in their favorite costumes.

The leak in the lake was fixed in October and the lake was stocked with over 1000 bluegill and 4000 redear sunfish.

Approximately 13ft. of silt has been reshaped into 5 additional islands in the back corner of the Lake which will allow much better water flow into the lake, and hopefully some great kayaking.

Many volunteer hours spent on filling potholes. In May we had 25 volunteers show up and put down 36 tons (72,000 lbs.) of cold patch on the roads around the lake, followed by an appreciation lunch hosted by volunteers.

In November, with our current road assessment funds and the help of many members donating extra money to make it happen, we accomplished a major paving project.

We are extremely grateful for all those who volunteered their time and money to help support LLPOA!

What's on the horizon?

A new pavilion will be built this Spring, rock and crown will be added to some of our gravel roads, and we are in the process of measuring for the next phase of asphalt paving. As a reminder to keep everyone safe, (smoother roads cause people to drive faster), we ask that all are respectful and drive the speed limit. Gravel has been stockpiled near the dumpsters to fill any problem areas on the roads until the next paving session or cold patch session can be done.

Spring Meeting:

A dues increase was proposed and will be voted on. Please speak with a Board Member if you have any questions regarding the increase as it is needed to keep LLPOA operational. We will be hosting a question/answer session before the spring meeting on this proposal May 13th from 12pm-2pm. We encourage all members to attend to ensure they get the proper information to vote.

Changes to Bylaws and Rules and Regulations will be voted on.

Each precinct director will have signup sheets to volunteer or donate for events in 2023. Please consider signing up.

I'm looking forward to a great 2023 season! Thank you for your continued support.

Committees

Beach

Director: Dave Merrill

Chairmen: Rod Miller, Dan Ring

Assessment, Zoning & Sanitation

Director: Shannon Leppert

Chairmen: Linda Gross

Entertainment

Director: Joyce Jarding

Chairmen: Michel Thiesen, Aubrianna Jarding, Sheila Rooney

History

Director: Perry Gettings

Security

Director: Open

Chairmen: Dave Gerhardt

Budget

Director: Open

Chairmen: Open

Committees Continued

By-Law

Director: Shannon Leppert
Chairmen: Margie Loeffelholz,
Linda Gross

Road

Director: Damien Miller
Chairmen: Shawn Frazier, Wayne
Loeffelholz

Fireworks

Director: Sheila Rooney
Chairmen: Missy Frazier, Rick Pfeiler

Lake Management/ Blue Heron

Director: Dave Merrill
Chairmen: Scott DeYoung, Doug
Wells, Kevin Theisen

Building Grounds & Maintenance

Director: Dave Merrill
Chairmen: Damien Miller, Lynn Hillard

Financial Oversight Committee

Director: Damien Miller
Chairmen: Lorin Ahlers, Kevin Bohach,
Dave Merrill, Gary Runde, Linda Gross,
Rick Thompson

*We are in desperate need of help on the following committees: Assessment, Zoning & Sanitation and Security. Anyone interested in joining, please contact the Corresponding director or a board member.

Dues

If you have not yet paid your dues, please send your payment to:
Leisure Lake Property Owners' Association
P.O. Box 8

All members who have not paid their dues, assessments, special assessments and/or penalties by the Spring Membership meeting will have their LLPOA privileges, including voting privileges, suspended until their account is cleared.

Security

- **Lake wide speed limit is 15 mph**
- Property owners have the responsibility to ensure that manufacturers capacity ratings are enforced when any Golf Carts, NLV's or boats are operated on LLPOA property

- All NLV's (Golf Cart, Side by Side, Quad, etc.) must be registered yearly and **display an LLPOA Tag on the rear of the vehicle in plain sight**, to operate on LLPOA property
- All NLV's must have a visible day glow flag on their vehicle at a minimum height of 5 foot
- All Electric Motorboats must be registered yearly and display an **LLPOA Tag placed on the front left side of the watercraft**, to operate on LLPOA property

We all love the freedom of the lake so please be respectful of others when operating any vehicles or NLV's. It is a privilege to be able to use Leisure Lake roads and facilities, so we ask that everyone is mindful of others, children, adults, and animals.

Garbage / Recycling

- Acceptable items include household trash only
- An average of 3 35-gallon bags per week are allowed
- No unbagged recyclables (cardboard boxes or large plastic items)
- Recyclables are no longer accepted in the LLPOA dumpsters. They must be taken to the Otter Creek recycling dumpsters on 183rd Avenue
- Visit the website for information on where to take unacceptable

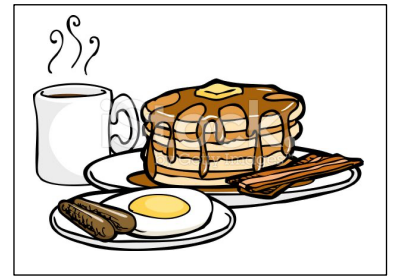
Farmers Markets

Every Saturday from May 13th through October
9 A.M – 11 A.M (weather permitting)
Selling baked goods, crafts, and more
Open to any LLPOA member to sell items

Temporary Location: Daisy Beach Silo due to construction at Pear St. Complex

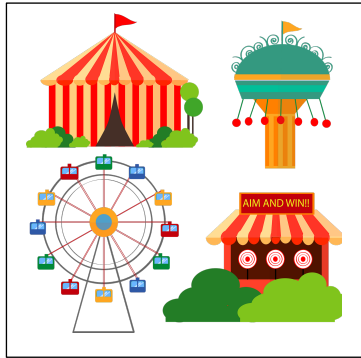
Pancake Breakfast

May 21, 2023 8 A.M – 11 A.M
Serving pancakes, sausage,
potatoes, eggs, and beverages
\$10 Adults, \$5 Kids 12 and under
Proceeds go towards fireworks.
Located at Pear St. Complex



2023 Spring Festivities

Kids Carnival



JUNE 24th
CARNIVAL 1:00 P.M – 3:00 P.M
AT DAISY BEACH
FREE TO KIDS 17 AND UNDER

This event is for families & guest of LLPOA members.

Activities include, but aren't limited to ring toss, paddle wheel, fishpond, bucket toss, free meal for kids and much more

Prizes available for all kids!

Looking Forward

JUNE 24th – annual fireworks display at dusk

*Reminder, members are prohibited from lighting off their own fireworks during the Leisure Lake Property Owners' Association show. Those who violate this rule will face a \$200 assessment, no exceptions.

Fourth of July Weekend Activities:

June 24th – Music on the beach. More details to come.

Parade: Sunday June 25th, 10:30 A.M line up at Gate 2. Theme is to be determined. Prizes to follow at Pear Street Complex

There will be no events the weekend of July 1st and 2nd. All 4th of July events are on June 24th and 25th.

Garage Sales | Memorial Day Weekend | Labor Day Weekend | Suggested time Friday, Saturday, and/or Sunday 8AM – 3PM | All members are encouraged to host a garage sale

Bean Bag Tournament Fundraiser | Saturday September 2nd | More details to come.

Live Music | Labor Day Weekend | More details to come.

We would love to hold as many activities as possible this summer. **All dates and times of the above activities are to be announced at a later date and are subject to volunteers.** If you've helped at an event in the past and would like to help again or haven't volunteered before and would like to please contact any member of the Entertainment Committee.

Notice

All Leisure Lake events and activities are tentative and may be subject to change at any time. Updates will be posted on the Leisure Lake website and Facebook page.

Check Out Our Website!

llpoa-ia.com

If you have not had a chance to check out our website, go to llpoa-ia.com

LLPOA BID REQUEST –

Please submit bids to the treasurer via email or in writing or fill out the bid request form on the website

- Bathroom Cleaning
 - May 2023 through October 2023 – Twice Weekly
 - Cobwebs brushed down from ceilings, windowsills, and walls
 - Toilets scrubbed including sides and base
 - Sink washed out
 - Shower walls and floor bleached out, making sure to clean drain
 - Wipe down doors and handles
 - Sweep and mop out
 - Walls with any graffiti, light fixtures out, bees nest, etc. reported immediately

LLPOA Spring General Membership Meeting

Sunday May 21st at 1:00 P.M. at the Pear Street Complex
All members are welcomed and encouraged to attend

Referendum Notice (30 Day Written Notice)

The LLPOA Board of Directors will call upon all members in good standings to vote on the following matters at the Spring General Membership Meeting, May 21, 2023. The meeting will begin at 1:00pm.

A 2023-2024 dues increase of \$120 (total dues \$370).

A 2024-2025 dues increase of \$60 (total dues \$430).

A 2025-2026 dues increase of \$60 (total dues \$490).

Voting will take place on May 21, 2023, at the Pear Street Complex, between the hours of 10:00 AM and 3:00 PM. To obtain an absentee ballot, you must request a ballot in writing. Send your request to LLPOA, PO Box 8, Bernard, IA 52032. Your absentee ballot must be returned by certified mail and postmarked by May 14, 2023.

By-Laws Proposed Changes - For a full copy of the By-Laws go to llpoa.ia.com

[PROPOSED CHANGE] Article III Section 8. LAND USE

A. Property owners shall not rent their property located within the boundaries of LLPOA. Without providing a copy of a written Land Contract to the Treasurer of LLPOA, the ~~member~~ owner will be considered renting and will be subject to a penalty of \$250.00 per month.

[PROPOSED ADDITION] Article III Section 9. NON-MEMBER RESIDENTS/GUESTS

When a child or any other family member becomes 18 and does not own property within LLPOA boundaries, they are no longer a member or included in any membership. If your child or family member is 18 or over, does not own property but wants to permanently reside in separate housing on property owned by any member; construct a structure for seasonal use on property owned by a member; or bring in a mobile home or camper/motor home for seasonal use on property owned by a member; they must also pay dues, special assessments, assessments and follow all county ordinances including, but not limited to, site size and waste disposal system requirements. As they do not own real estate within LLPOA boundaries, they will have no vote. **Property owner shall be responsible for all actions of its guests and invitees, including responsibility for any violations, fines, penalties and costs incurred in the enforcement of the same.**

[PROPOSED ADDITION] Article IV Section 3. NON-PAYMENT OF DUES

Member with unpaid dues, assessments, special assessments, and/or penalties on January 1 following the billing year will have all LLPOA privileges suspended until such time as the dues, assessments, special assessments, and/or penalties are paid in full. LLPOA may take any action allowed by law to enforce the provisions of this Article including legal action. Membership privileges are restored when full payment of unpaid dues, assessments, special assessments, and/or penalties is received by the LLPOA Treasurer. **All unpaid dues, assessments, special assessments and/or penalties collected by the Treasurer/FOC shall be spent in accordance with the dues and special assessments found in the Rules and Regulations. All dues unpaid when due and any unpaid assessments or special assessments shall automatically become a lien against the lot or lots of the owner responsible.**

[PROPOSED ADDITION] ARTICLE V- MEETINGS, VOTING AND RULES OF ORDER Section 1. REGULAR MEMBERSHIP MEETINGS

The two (2) regular Membership Meetings of LLPOA shall be held at 1:00 p.m. at the Pear Street Complex on 1) the Sunday before Memorial Day weekend to transact such business as may properly come before the meeting; and 2) the Sunday after Labor Day weekend to elect Executive Officers and Precinct Directors and to transact such business as may properly come before the meeting. **Date and time of meetings may be rescheduled for inclement weather or any reasonably justifiable reason that may prevent a quorum.**

ARTICLE VI-ELECTIONS, QUALIFICATIONS AND ELECTION PROCEDURES

[PROPOSED ADDITION] Section 1. ELECTIONS

- A. A term of office for the President, Vice President, Secretary, Treasurer and eight (8) Precinct Directors will be two (2) years.
- B. All Members of the Executive Board are elected for a two-year term in the following manner: The President, Treasurer and Precinct Directors 1, 3, 5 and 7 are elected in odd-numbered years. The Vice President, Secretary and Precinct Directors 2, 4, 6 and 8 are elected in even-numbered years.
- C. If there are no nominations for an office, the Board shall make an appointment to fill the vacancy.
- D. All eight (8) Precinct Directors, when elected or appointed, must own property in the precinct they represent.
- E. **Elections of FOC members shall be three members in odd years and three members in even years. The election shall take place at the Fall Membership meeting starting Fall of 2024**

[PROPOSED CHANGE] ARTICLE IX-COMMITTEES Section 1. STANDING COMMITTEES

The President, subject to the approval of the Board of Directors shall appoint or dismiss Committee Director and Chairperson for the following Committees: BEACHES, ~~BUDGET AND FINANCE, FINANCIAL OVERSIGHT,~~ BY-LAWS, ENTERTAINMENT, FIREWORKS, FISH, HISTORIAN, LAKE MANAGEMENT, ROADS, SANITATIONS & ZONING, SECURITY. Each Committee Director and Chairperson will be given the Standard Operating Procedures.

ARTICLE X – ACCOUNTING AND BUDGET

[PROPOSED TO DELETE] Section 1. FINANCIAL RECORDS

- ~~A. The financial records must be reviewed by a qualified accountant each month.~~
- ~~B. The Treasurer's duties connected with this Article shall be as follows:
 - ~~• He/she shall prepare a monthly accounting, to be presented to the accountant.~~
 - ~~• The accountant's annual report shall be presented to the Executive Board at the next available Board Meeting.~~~~
- ~~C. All unspent budgeted money at the end of the fiscal year shall be put into the Emergency Fund to maintain a \$15,000.00 balance. Any excess shall be allocated by the Board of Directors at the October Board meeting.~~
- ~~D. The financial accounting shall be presented twice a year, at the Regular Membership Meetings, which shall include records from September through April and May through August.~~

[PROPOSED REPLACEMENT] Section 1. FINANCIAL RECORDS

The Financial Oversight Committee (FOC) which includes the Treasurer works in conjunction with the Executive Board, and represents the members of LLPOA with financial oversight, reporting and accountability. The Financial Oversight Committee is a permanent committee and shall be composed of six LLPOA members to include no more than 2 board members. All committee members must be LLPOA members in good standing.

- A. Financial Oversight:
 - 1. All checks written require two signatures, which must include the President and an Executive Board Member.
 - 2. Treasurer shall prepare a monthly accounting to be reviewed by the FOC and/or accountant.
 - 3. The FOC and/or accountant's annual report shall be presented to the Executive Board at the next available Board Meeting.
 - 4. The financial accounting shall be presented twice a year by the FOC at the Regular Membership Meetings, which shall include records from September through April and May through August.

PROPOSED ADDITION Section 2. BUDGET

- A. The budget shall be presented for approval at the Regular Membership Meeting on Sunday after Labor Day weekend.
- B. All unspent budgeted money at the end of the fiscal year shall be put into the Emergency Fund to maintain a \$15,000 balance. Any monies above \$15,000 shall be allocated by the Board of Directors at the October Board meeting.
- C. All committees must have Board approval to spend anything greater than \$1,000. (need to approve to put in bylaws but the \$1,000 has already been approved in a Board meeting)

Rules and Regulations Proposed Changes: For a full copy of the Rules & Regulations, go to LLPOA-IA.COM.

GENERAL RULES

[PROPOSED ADDITION FOR CLARIFICATION]

Enforcement: LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff

Violation/Penalty: \$10.00 assessment per day to the property owner and/or loss of privileges for violations of the above plus costs and expenses incurred by the Board in enforcement of the violation

[PROPOSED ADDITION]

DUES AND SPECIAL ASSESSEMENTS

- 1. Dues and special assessments, assessments and penalties will be deemed paid on the day which they are personally received by the Treasurer, or in the event payment is mailed, on the postmark date.
- 2. A payment plan in writing, signed by the member and the Treasurer, may be entered into for payment of dues. In order to be valid, such payment plan must contain the specific dates upon which payments are due and the precise dollar amount due on each date. If a member defaults on such a payment plan, LLPOA may move forward with a collection action or resume charging the \$10.00 per month penalty. Failure to pay a scheduled installment as specified within 5 days of its due date, shall constitute default.
- 3. Dues shall be paid by mailing to LLPOA, P.O. Box 8, Bernard, IA 52032. As an alternative, dues may be paid in person from 12:00 Noon to 1:00 P.M. at the Fall General Membership Meeting.
- 4. The money collected from back dues will be allotted by the Treasurer and FOC as follows:
 - Unpaid dues, assessments and special assessments will be allotted to the appropriate category.
 - Roads – 25%
 - Lake – 20%
 - Remaining money will be allotted by the discretion of the LLPOA Board

Enforcement: LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff

Violation/Penalty: \$10.00 per month assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

CHANGES IN DUES STRUCTURE

[PROPOSED CHANGE]

(e) all such referendums are to be held on a Saturday or Sunday between the hours of ~~10:00 a.m. and 3:00 p.m.~~ **1:00 p.m. to 3:00 p.m.**) A simple majority of the votes so cast shall decide the issue.; (f) all eligible members will be able to request an absentee ballot, to be requested in writing to LLPOA, PO Box 8, Bernard, IA 52032, and returned by certified mail, and post marked seven (7) days prior to said voting date.

NON-MEMBER RESIDENTS/GUESTS

[PROPOSED ADDITION FOR CLARIFICATION]

Enforcement: LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff

Violation/Penalty: \$150.00 per offense assessment to the property owner and loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

VEHICLE RULES:

[PROPOSED CHANGES]

NLMV-NON-LICENSED MOTORIZED VEHICLES - "AND ALL POWERSPORT VEHICLES"

~~ATV's, golf carts, snowmobiles, ATC's, and any non-licensed power transportation are referred to as NLV's.~~

~~Property owners are required to register all NLVs and Powersport vehicles with the Secretary or Treasurer, including but not limited to ATVs, golf carts, snowmobiles, ATCs, side by sides etc.~~

~~ALL motorized NLV's must be registered by property owners, with the Leisure Lake Security and inspected for a flag and functioning exhaust system including mufflers. In taking this action the Leisure Lake Board, Security, and it's appointed representatives take no responsibility for determining the condition, road worthiness, or safety responsibility of the registered and inspected NLV.~~

~~NLV's may be registered by making an appointment with the head of LLPOA Security or Precinct Directors.~~

~~The initial cost of the registration and inspection will be \$10.00 per unit and \$5.00 \$10.00 per unit annual renewal.~~

~~All NLV's and Powersport vehicles must have a 5-foot high day glow flag mounted and firmly attached to them.~~

~~ATC & ATV—No riding before 8:00 AM or after 10:00 PM.~~

If an NLV or Powersport vehicle is not equipped with lights, it must be off the road by dark.

NLV's and Powersport vehicles must abide by all road signs and a maximum 15 miles per hour speed limit. NLV's and Powersport vehicles authorized to operate within the Leisure Lake area must be owned by a Leisure Lake Property owner in good standing and have their NLV and Powersport vehicle registered with ~~Leisure Lake Security~~ LLPOA. Any NLV or Powersport vehicle which is not owned by a Leisure Lake Property Owner will be stopped, identified, and charged with trespassing through the Jackson County Sheriff's Department. Any NLV or Powersport vehicle which has been determined by Security to have been operating in a careless or reckless fashion will be reported to the Jackson County Sheriff's Department for prosecution. Any property owner or guest(s) found to violate Leisure Lake's NLV and Powersport vehicle registration, flag, muffler, license, or speed limit rules and regulations while operating on association roads or property may have these privileges revoked by the Executive Board. The Board may also issue a warning or may impose a special assessment against the responsible LLPOA member not to exceed \$50.00 for each violation reported as documented by Security. It is understood by the LLPOA member that they are personally accountable for the conduct of themselves and their guest in regard to all NLV and Powersport vehicle rules and regulations and all NLV's and Powersport vehicles they authorize for use within the Leisure Lake area.

NLV's and Powersport vehicles must be operated in accordance with manufacturer's recommended age and passenger limits

Enforcement: LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff

Violation/Penalty: Up to \$50 per violation assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

BOATS AND WATERCRAFT RULES

[PROPOSED CHANGE]

Boats and watercraft MUST be owned and registered by property owners. The initial cost for registration is \$10 and a ~~\$5~~ \$10 renewal fee for each following year. The boats and watercrafts are to display Leisure Lake Property Owner decals in the middle of the boat/watercraft on both sides and be visible from shore.

FISHING RULES

[PROPOSED ADDITION FOR CLARIFICATION]

Enforcement: LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff

Violation/Penalty: \$25 per violation assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

NOISE ORDINANCE

[PROPOSED CHANGE]

Exemptions:

- Non-commercial public speaking at public assembly (including LLPOA sponsored dances and fireworks displays).
- Emission of sound in the operation of snow removal equipment.
- Emergency vehicles.
- Refuse collection vehicles.
- ~~Lawn maintenance equipment.~~

GARBAGE AND REFUSE

[PROPOSED ADDITION FOR CLARIFICATION]

Enforcement: LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff

Violation/Penalty: \$250.00 per incident assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

MEMBERS' BUILDINGS AND GROUNDS

[PROPOSED ADDITION FOR CLARIFICATION]

Enforcement: LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff

Violation/Penalty: \$10.00 per day assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

ABANDONED AND STORED VEHICLES

[PROPOSED ADDITION FOR CLARIFICATION]

Enforcement: LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff

Violation/Penalty: \$10.00 per day assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

LLPOA
P.O Box 8
Bernard, IA 52032