

## Leisure Lake Property Owners Association

### LLPOA BOARD MEETING MINUTES

March 18, 2019 @ 10:05 AM

**Call the Meeting to Order:** Richard Fluhr, President called the LLPOA Board Meeting to order at 10:05 am. He asked the Secretary to call Roll.

**Roll Call:** President, Rich Fluhr, Vice President, Regina Gabel-Reisen, Secretary, Jen Pfeiler, Precinct Directors 1. Dave Merrill approved absent, 2. Juli Andresen-Howard, 3. Elaina Clark, 4. Lynette Calderwood, 5. Ted Simon, 6. Ashley Cashman 7. Open, 8. Gary Runde.

#### **Board Appointment Motion:**

The president asked for a nomination to appoint Steve Althaus Acting Precinct 7. Ted S. nominated Steve Althaus to fill the positing until September. Ted S. made the motion to appoint Steve A. as acting precinct director and seconded by Elaina. Approval was unanimous.

**Open Floor Discussion:** Lorin Ahlers wants the meeting minutes from closed meeting in Sept. on the web site. Lorin was told again that those minutes do not exist due to the old board resigning and the new board's term not starting until October. Mr. Ahlers also asked about the September Regular Board Meeting Minutes and was told that they will be posted when received by Michael Hillard of the old board. All others are posted after they are approved by the board.

Mr. Ahlers also questioned the appointment of our Vice President has acting Treasurer and its legality. He was told that the board is currently looking for qualified candidates and that the office will be filled at the September Meeting elections.

Chris Lange brought up the issue of noise ordinance enforcement. Deputy Sherriff Steve Schroeder was present at the meeting and went over the Jackson County noise ordinance. Deputy Schroeder stated that Jackson County has no county wide noise ordinance and any noise disturbance must be handled under LLPOA Rules and Regulations.

Rich thanked the officer for clarifying Jackson County's ordinances.

#### **President Report: Rich Fluhr**

Went over the current bills, it was motioned for Regina to pay the current bills, Motion by Steve, seconded by Gary. Motion Carried Unanimously.

Accountant Brian Aunan went through his LLPOA Financial Review in January and stated everything looked good. The president then stated that in regard to dues collections that we are about where we were last year at this time in 2018.

President Rick/ Vice President Regina went over the LLPOA Balance sheet for the Budget and went over the LLPOA Profit & Loss sheet.

### **Secretary: Jen**

Jennifer is currently working on the Newsletter and requests that any information the board or committee wants in the Newsletter to please get it to her ASAP.

### **Precinct Reports**

#### **Security: Justin**

Justin asked if we could get a new Security phone. His track phone is very out of date and it a newer smart phone would be very beneficial in taking pictures and video. Justin and Ashley will research and get with Rich.

Once again Sherriff Schroeder went over the Noise ordinance. Justin would like a copy of what the current laws are.

Rich asked Justin if he thought the establishment of an **Assessment Review Committee** would help in his efforts to enforce rules and regulations. Justin stated that he believed it would. Rich then asked for a motion that a 3 person Assessment Review Committee be established. Committee Members would consist of the Head of Security, one Board Member and one General Member At-large. Lynette C. made the motion to establish the Assessment Committee as stated, Steve A. seconded. Motion Carried Unanimously.

Rich further explained that this new committee will be tasked with setting up its Standard Operating Procedures and appeal procedures.

The Assessment Committee will be asked to determine the merits of individual complaints in the issuance of warnings and/or assessments. Members are asked to use their cameras and have collaborating witness when filling a complaint. Documentation will be considered essential in deciding the merits of the complaint. All documentation and evidence will be review by the committee and a judgement rendered.

Rich, then spoke about the possibility of adding a disturbance/harassment rule to our Rules and Regulations and bring it to the membership for an up or down vote. Disruption of meetings and harassment of individual members should not be allowed whether thru social

media, text, telephone or direct confrontation. This rule could be based upon continued pattern not an individual incident.

### **Roads: Rich**

The Road Committee is putting together a road crew to fill pot holes in April. With this bad weather our roads have taken a major hit along with our Snow Plow Budget. Once all the bills are paid there will be a report at the Spring Meeting on the Snow Plow Budget of where we stand.

The Road Committee is coming up a 5-year plan for general improvement and maintenance. The committee will discuss this 5-year plan more at next board meeting. Currently the committee has plans this spring plan to completely go over the lakes Seal Coating Machine and that it is the intent of the Committee to begin repairing edges and pot holes in June. The members are currently seeking a source for road oil for the equipment.

Rich then made a motion to approve approximate \$800.00 to \$1000.00 Road Fund expenditure to have a Survey done on Cedar St. and the intersection of Sioux and East Circle St. These surveys will establish the lakes Right of Ways in both areas to facilitate both design and construction. Motion made by? To have the survey conducted, Seconded by? Approved Unanimously.

A letter will be sent to all the members who live in Cedar St. between Lakeview Road and Leisure Lake Drive and a meeting will be held in May to let the adjacent property owners what the road construction work will entail.

The president discussed how occasionally additional equipment is required when working on the roads. Type of equipment we are looking for are dump trucks or trailer, skid steers, compactors, power brooms, small loaders for loading materials for delivery to the job site or to haul materials away. Rich mentioned that we need to ask volunteers here at the lake help us out by renting/operating/volunteering equipment they may have to help with the multitude of projects from cutting roadway grass edges, weed wacking, trimming trees or brooming roads.

Having member who volunteer equipment and operating time at a low rate will help save the cost of purchasing equipment, storing and maintaining. Rich will get request for bids in the newsletter. Motion to seek bids as described made by? Seconded By Steve A.

Motion Carried Unanimously.

## **Street Sign Replacement**

The president stated that we need a current list of missing and damaged street and stop signs needing to be replaced or repaired. Rich asked Elliana if she could have this list by the next meeting since she had already been working on the issue. Elliana agreed.

The Solar light at the Miniature Golf Course is working well. Rich noted that more lights were scheduled to be replaced and stated that they will review the matter.

## **LAKE REPORT: Dave**

The lake level is holding at a near full level, which prevents work on any leaks until the water drops. The water has gone over the spillway on several occasions since last fall, and is causing erosion of the spillway. Some concrete mix was pumped in cracks last year, but a more permanent solution may be needed in the future.

K-! silt pond needs work on the dam and needs the silt deposits cleaned out once the weather allows. Other silt ponds need monitored as well

There appeared to be a large increase in the number of people ice fishing this winter. A large percent of these people appears to be fishing here without permission. The lake committee will discuss ways to try to prevent this and make recommendations to the members for the fall meeting.

It was brought to the board's attention that the Bait Shake is recommending fisherman to come to the Lake to fish. A letter is being sent out to the Bait Shake.

## **Entertainment: Juli/Ashley**

Jimi Bs donated \$50 to the Kids Scholarship Fund. Over the winter the kids had there Christmas Party at bowling Alley in Cascade had a wonderful time. Budget is good. If anyone has old trophies, they don't want please donate to Juli or Ashley. Maddie Schwab is heading up all the kid's activities, please tell her thank you when you see her. Easter Egg hunt April 20<sup>th</sup>. May 25<sup>th</sup> doing the Trash tags challenge. If anyone can donate bags & gloves that would be much appreciated. Will be doing the Water lanterns again this year. For the Fourth of July, in need of volunteers to help with the fishing derby. Kids have elected to put up Gaga Ball at the Pavilion in need of any volunteers to help with will be great. This will be discussed at the Spring Meeting. If anyone has any projects going on around the Lake don't be afraid to ask the kids and teens, they love to help out. Jimi BS Introducing the Jimi "Burger. A portion of the sale of this specialty burger will be donated to the Leisure Lake Scholarship fund. Kids would like an enclosure at the Bus Stops and maybe a memorial bench at these Bus stops.

## **FIREWORKS: Elaina**

Pancake Breakfast Fundraiser May 26<sup>th</sup> need volunteers. July 6<sup>th</sup> will be the fireworks.

## **Building Fund:**

Building Fund is up to \$53,844.55. Juli suggested making something to put up at the pavilion so show our progress on raising the money. The kids maybe will work on something.

## **Beach Committee: Randy**

Captains Cove has \$4,800 for the Beach Pavilion and is currently working on the design. They are also looking into replacing the beach steps from the parking area to the picnic area. The current steps are becoming a safety hazard. In addition, the beach committee hopes to lay some new sand down prior to the start of the swimming season.

Rich stated that he has been in contact with zoning regarding both projects and that his intent is to bring the pavilion issue up at the May General Meeting seeking approval for the donation and construction of the pavilion early this summer.

## **Spring Members Meeting and Picnic**

The president then proposed that we have a Family Spring Picnic with information Booths for the Committees, Secretary and Treasurer. The theory is that by making information more available and having a family style community event that maybe more members would participate and stay for the meeting.

Motion to approve LLPOA Picnic by? seconded by Gary R. Motion carried unanimously.

Information about the meeting and picnic will be placed in the newsletter. We will provide the hamburger, brats, buns and condiments. Members asked to bring a dish to pass and beverages. More details will be discussed at the next meeting.

## **Unfinished business: MISC**

Gate 9: sign is up.

## **Adjournment:**

Rich made a motion to adjourn, Elaina seconded it. Motion carried unanimously @11:31AM

**PRESIDENT END NOTE: 2019 YEAR OF THE VOLUNTEER.**