

LLPOA

Meeting Minutes

Date: 1/24/2021

Time: 12:00 PM

Location: Virtual Zoom Meeting

Roll Call: President: Regina Gabel-Reisen, Vice President: Aaron Mook, Treasurer: Rick Fluhr, Secretary: Shandra Williams, Precinct Directors: Dave Merrill- Precinct 1, Lorin Ahlers- Precinct 2, Damien Miller, Precinct 4, Dan Freese- Precinct 6, Doug Wells-Precinct 7, Shelia Rooney-Precinct 8

Absent: Ted Simon- Precinct 5-unexcused absences # 3

Virtual (Zoom) Meeting:

- President Regina lead discussion with the executive and board members regarding meeting being conducted virtually (Zoom) due to COVID pandemic and the current Iowa Governor's recommendations and guidelines of social distancing. Some members found that Roberts Rules of Order need to be suspended for this virtual meeting to take place or it will be an illegal meeting.
 - o **Motion:** To temporally suspend Roberts Rules for this meeting so it can be done electronically.
 - By Lorin, Second by Sheila
 - Voted: Regina, Aaron, Damien, Dave, Dan, Rick, Lorin, Doug, and Shandra.
 - Opposed: None
 - o **Motion carried.**

Action items	Person responsible	Deadline
Robert Rules of Order temporally suspended.	Executive/Board Members	Today's Meeting.

Reviewed Meeting Minutes:

- Minuting meetings from 11/18/2020 were read, the executive/board members found roll call was not taken and the September 2020 meeting minutes were not read at the 10/18/2020 meeting due to technical issues on the Secretary's end. Discussed not approving the 11/18/2020 meeting minutes and the need to still review of September 2020 minutes. Will having the roll call added with the members who were at the 11/18/2020 and review September 2020 minutes at the next meeting.
 - o **Motion:** Table the meeting minutes until the next meeting on the 2/24/2021.
 - By Sheila, Second by Lorin
 - Vote: Yes-Regina, Aaron, Damien, Dan, Dave, Rick, and Shandra; Opposed-None
 - **Motion carried.**

Action items	Person responsible	Deadline
Table meeting minutes until next meeting.	Secretary and Board	Next meeting.

Treasures Reports

- Were reviewed for the dates of 9/1/2020-1/20/2021.
 - o Profit and Loss
 - Income of \$66424.78, Expenses of 61,872.68 giving an Income of \$4,552.10.
 - Discussed Lake Management Expenses of \$39,624.54 for silt ponds which funds were moved from Lake Management.
 - o Balance Sheet
 - Reviewed assets, liability and equity in accounts divided by committees.
 - Emergency Fund of \$15, 252.93, it is required by the bylaws to have at least \$15,000.00 in account. US Bank Money Market is the taxes for the account.
 - Current Assets of \$220,401.83
 - Total Liability & Equity of \$223, 711.87

- Every year there has shown an increase since 2017.
- Budget Overview
 - Divided in three columns:
 - Left-Expense, Middle-Budget, and Right-\$ Over Budget
 - September 2020 meeting Budget Committee recommended the amounts and was approved.
 - Spent: \$22,175.37
 - Budget of \$73, 562.00
 - Left to spend through 8/31/2021: \$51,386.63
 - Discussed Secretary & Treasurer Stipends and what the amount of \$2200.00 was for. There is a stipend for both the amount of \$1200.00 it was approved to increase to \$1500.00 for Treasurer and \$700.00 for Secretary. This would be in meeting minutes from June, July or August timeframe.
 - Security Committee
 - Tags (Blue stickers and tags)-last years were not invoiced or paid; therefore, we had to pay last year and this year's invoices of \$1200.00. This was taken out of the Security Committee funds.
 - This was originally discussed and approved at the October or November meeting.
 - Committees/Directors may ask for reports from the Treasures regarding their budget/amounts when needed.
- Check Details-December 1, 2020 – January 20, 2021
 - Snow Removal-was originally approved for \$250.00 at the November meeting. It is noted that the amount was \$275.00 per side and both sides of the lake were down at \$525.00.
- A/P Aging Summary
 - Was reviewed, questions regarding the Drake Law Firm fees of \$387.00.
 - Discussed reason for the fee: Telephone call from President Regina regarding Homeowners Association applying for charitable status and numerous calls regarding Lorin Ahler's request for financial information.
- **Motion:** The bills to be paid and treasurers reports approved.
 - By Dan, Second by Regina
 - Votes: Yes: Aaron, Damien, Shelia, Lorin, Dave, Doug, and Shandra; Opposed: None
 - **Motion carried.**

Action items	Person responsible	Deadline
Pay bills reviewed and approved.	Rick-Treasurer	TBD.

Precinct 3 Director:

- Member Joyce Jarding would like to be Precinct 3 Director. She has been a property owner member for over 30 years.
- **Motion:** Appoint Joyce Jarding for Precinct 3 Director.
 - By Regina, Second by Damien
 - Voted: Aaron, Shelia, Dave, Dan, Doug, Lorin, Rick, and Shandra. Opposed: None
 - **Motion carried.**
- Precinct 3 sign will be provided to Joyce.
- Discussed she will be an active voter starting at this meeting as she was nominated in by the President and appointed by the board, not elected. Therefore, she does not need to wait until the next regular executive board meeting.

Action items	Person responsible	Deadline
New Precinct 3 Director.	Joyce Jarding	Today.
Provide Precinct 3 sign to Joyce Jarding.	Regina-President	TBD.
Joyce Jarding as Precinct Director she is an active voter starting this meeting.	Joyce Jarding	Today.

Drake Law-Attorney:

- Discussion regarding who should be able to talk with the attorney.
- **Motion:** President, Vice President, and Treasure will have communication with attorney upon discussion and approval amongst the three. Prior to any communication whether by phone or email.
 - o By Regina, Second Rick
 - Voted: Aaron, Damien, Dave, Dan, Doug, Shelia, and Shandra; Opposed: Lorin
 - **Motion carried.**
- All communication with the attorneys will be shared at next following board meeting.

Action items	Person responsible	Deadline
Provide President, Vice President, and Treasurers names to the attorney of who can speak with them.	Aaron Mook, President	This week.
All communication with the attorney will be shared at the next board meeting.	President, Vice President, Treasurer	At Following Board Meetings.

Petition of Release of Financials:

- President Regina stated she received a petition of over 50 members signatures stated to table Lorin Ahler's request until all members are notified within 30 days of special meeting. Petition has not been presented to the board.
- This meeting today was called by four board members to get the financial information to Lorin and stop spending attorney fees.
- Discussed denial of this request as it is in violation of Iowa Code 504.1602, any member has access and right to this information.
- **Motion:** Ignore the 50 members on the petition as the petition has not been presented to the board.
 - o By Rick, Second Shandra
 - Voted: Yes- Sheila, Dave, Dan, Damien, and Aaron; Opposed- Rick and Shandra
 - **Motion carried.**

Action items	Person responsible	Deadline
Ignore the 50 members on the petition as the petition has not been presented to the board.	Board	Today.

Removal of President:

- A member had the floor to speak to the board due to Roberts Rule of Order being suspended during this meeting. The member shared with the board multiple reasons Regina should be removed as President.
 - o Violation of Code of Ethics
 - Call to Jackson County about multiple people on a grinder, when county inspected the blamed was shifted to Lorin. Later it was found that President Regina called Jackson County.
 - o Violation of Procedure

- September voting, president had removed votes from ballot box, this is not accordance with the bylaws. President does not know bylaws and used improper conduct.
 - Removal of Pavilion
 - October 16, 2020 meeting a motion was carried to stop removal of the pavilion for 30 days. A week later the pavilion was torn down by Presidents request. Disregarding the boards motion.
 - Board has authority to removed her from President because she was voted in by the board.
 - **Motion:** Remove Regina Gabel-Reisen from President.
 - By Aaron, Second by Lorin
 - Voted: Yes-Aaron, Damien, Lorin, Shelia, and Joyce; Opposed: Shandra and Rick
 - Abstained from Voting: Doug, Dave, and Dan.
 - **Motion carried.**

Action items	Person responsible	Deadline
Regina Gabel-Reisen no longer President.	Board	Today.

Release of Financials:

- Lorin has requested access to the financials since August of 2020, the board has not provided. Currently the board is working with an attorney. He is asking for this information to do an audit on the books which he will pay out of his own money, estimated cost \$5000.00 to \$7000,00. He is requesting monthly copies of balance sheets, budget overview, check details, and bank statements from September of 2018 to present. Treasurer has offered to provide from 2015 to present. Discussed this will not provide any member information or violation of HIPAA per members concerns. Members have also asked for the same information the board provides to Lorin to be provided to them as well. Lorin stated he would provide copies to the members if they paid for the copies.
- **Motion:** Release of information to Lorin Ahlers, which entail copies of monthly: accountable and payable sheets, balance sheets, check details, and bank statements from 2015 to present.
 - By President Aaron, Second Dave
 - Voted: Yes-Dan, Shelia, Damien, Joyce Dave, and Doug; Opposed-Rick and Shandra
 - Abstained from Voting: Lorin
 - **Motion carried.**
- Rick and Stacy Hubanks will work together to provide this information to Lorin.

Action items	Person responsible	Deadline
Provided monthly accountable & payables sheets, balance sheets, check details, and bank statements from 2015 to present to Lorin Ahlers.	Rick and Stacy Hubanks	TBD.

New President:

- Aaron Mook is now the new President following Regina being removed.

Action items	Person responsible	Deadline
Take over as New President.	Aaron Mook	Today.

Vice President:

- With Aaron Mook the new President the board needs a new Vice President. Damien Miller was appointed by the President and Board for new Vice President.

- **Motion:** Damien Miller become Vice President.
 - o By Aaron, Second Dave
 - Voted: Yes-Shelia, Dan, Joyce, Shandra, and Lorin; Opposed-None
 - **Motion carried.**

Action items	Person responsible	Deadline
New Vice President	Damien Miller	Today.

Precinct 4 Director:

- Will discuss at next meeting the finding of new Precinct 4 Director with Damien Miller going to Vice President.

Action items	Person responsible	Deadline
Finding new Precinct 4 Director.	Board	Next Meeting.

Precinct Director Updates:

- The directors shared feedback from their precinct as follows:
 - o Dave- Precinct 1-Nothing new
 - o Lorin- Precinct 2- Nothing new
 - o Joyce- Precinct 3- Nothing new
 - o Damien- Precinct 4- Nothing new
 - o Ted-Precinct 5- not present
 - o Dan- Precinct 6 – Nothing new
 - o Doug-Precinct 7-no available for comment
 - o Shelia-Precinct 8 – Nothing new

Committee Updates:

- Shelia-Security
 - o Camera to Dumpster Area
 - Currently unable to have access to the camera system. She stated President Regina was to provide access but stated she did not have the password.
 - Next meeting will have an update.
- Dave- Lake Management
 - o Will have an update at next meeting regarding blue heron.

Action items	Person responsible	Deadline
Security update regarding camera by the dumpsters.	Shelia	Next Meeting.
Lake Management update regarding blue heron.	Dave	Next Meeting.

Ice Fishing Flags:

- Ice fishing flags have been received and numbered to start selling to members. Aaron and Damien each have 5.
- Member requested that the board have someone on the lake checking for flags of those who are ice fishing as there are people without flags.
 - o Shelia with Security now has the flags to sell and be able to enforce.

Action items	Person responsible	Deadline
Security will monitor the lake on the weekends.	Shelia	Weekends.

Utilization of Members:

- Discussed utilizing members talents for items needed at the lake to save on cost.

- Signage is one item we could talk with member Scott DeYoung, who may be able to assist with making signs.

Secretary Shandra Resigned:

- Shandra shared with the board that she wished to resign from Secretary due to being overwhelmed and hard work to be a member on this board.

Action items	Person responsible	Deadline
Shandra resigned from the board as Secretary.	Shandra	Today.

Meeting Adjourned: 2:00 pm

- Motioned by President Aaron, Second Dan

Next Meeting: February 21, 2021