

**LLPOA SPRING MEMBERSHIP MEETING**  
**May 23, 2021**

**CALLED TO ORDER:** by President Aaron Mook at 1:06 pm

**ROLL CALL:**

Present: President Aaron Mook; Vice President Damien Miller; Secretary Missy Frazier; Treasurer: Vacant; Precinct Directors: P1 - Dave Merrill, P2 – Vacant, P3 - Joyce Jarding, P4 - Shannon Leppert, P5 – Vacant, P6 – Dan Freese, P7 – Doug Wells, P8 - Shelia Rooney.

**PRESIDENT REPORT:** Aaron Mook

Welcome and introduction of new Board members.  
Aaron read a prepared statement: attached

**Treasurer Report – profit loss, budget & balance sheet** by Damien

Damien has been sitting in as acting Treasurer due to the vacant position. He asked Jennifer Abitz to step in and help as she has experience as a prior Treasurer for LLPOA.

Jennifer reviewed the books for accuracy and made corrections where needed. She discussed the profit loss, budget and balance sheet. Copies were made available to membership and if anyone didn't receive a copy that would like one was asked to contact Damien for a copy.

**Precinct Reports**

**Precinct 1 – Dave Merrill** – Has been receiving compliments on docks and Blue Heron

**Precinct 2 – Vacant**

**Precinct 3 - Joyce Jarding** - Nothing new

**Precinct 4 - Shannon Leppert** - Nothing new

**Precinct 5 – Vacant**

**Precinct 6 – Dan Freese** – Discussed the need for volunteers.

**Precinct 7 – Doug Wells**– Nothing new

**Precinct 8 - Shelia Rooney** – Nothing new

**Committee Reports**

**Entertainment committee** – Sheila Rooney

Fireworks are scheduled for June 26<sup>th</sup>. There will be activities during the day for children. Everything for the children has been donated and will be at no cost. Normal 4<sup>th</sup> of July activities will also be run on the weekend of the 4<sup>th</sup>. We are in need of volunteers to help run the activities.

**Road committee** – Damien Miller

Thank you to Pat Gaul for the donation of two skid loaders. There have been volunteers helping with cold patching pot holes in the roads.

Road signs – Volunteers are needed to put together road signs.

Snow Plowing – Bids are being accepted

Road Assessment Meeting – to be held July 18<sup>th</sup>.

Shawn Frazier will be putting together a road program and he discussed the necessity of maintaining the roads. He will be available at the Road Assessment Meeting. If you have any questions ahead of time or can offer any help, see Shawn or Damien.

#### **LAKE/BLUE HERON** – Dave Merrill

**Docks** – Tom & Connie Clark donated the docks at Blue Heron. They are all rented out for the 2021 season. Money received for the rental of the docks will go toward adding new docks.

**Dirt** – Members may help themselves to dirt at Blue Heron as long as the dirt is staying within the lake. There will be a driveway area put in so it's easier for vehicles to pull in and out.

**Trusses & Tin** – The trusses and tin from the pavilion being torn down are still located at Blue Heron. The trusses are in bad shape and should be burned. There were members that had expressed interest in purchasing the tin. The Board will accept bids on the purchase.

**Fish Audit** – Dave has a copy of the fish audit. If anyone would like a copy of the audit, please email Dave. The audit states that there are too many Bass and too few small Bluegills. The lake is down about four feet. The audit provides three recommendations for corrections:

1. Fix the leak
2. Remove approximately 1,000 bass between 12" to 15" per year for the next two years
3. More habitats is needed for Bluegills. It was suggested that lake front property owners try to increase the habitat near their property. Please contact the lake committee to discuss how to do this.

It was also requested that members keep the lake committee up to date on what they catch in the lake so they can keep a tally of bass being removed. There were some fish tagged during the audit. If you catch those, they should be released back into the lake. If you can get a measurement on the tagged fish and report that back to the committee it would be helpful to track.

A plaque was presented to Tom Clark for his donations of the docks and also to Pat and Nancy Gaul for their donation of the Daisy Beach Pavilion.

#### **Pavilion** – Dave Merrill

A quote of \$45,000 has been obtained for an Amish built structure, which includes materials and building the shell of the new pavilion. There is an additional expense of approximately \$13k - \$15k for the concrete. The timeframe for building the shell is currently mid- to late October. The committee will be doing some additional fundraising. There may also be grants available and the committee asks for volunteers if there are any members with grant writing experience.

#### **Building, Grounds and Maintenance** – Damien Miller

A new committee was formed to address maintenance needs and projects. Thank you to Tom Clark for putting together the lawn care schedule. Kevin and Michel Theisen donated a door for the shed. The women's bathroom shower by the beach was filled with sand and is being worked on. New valves have been ordered for showers to stop leaking. Aaron and Lisa Mook donated a large dog kennel to be used as a can corral. Notice to all – if you see the bathroom doors open at any time, please close the doors.

#### **Zoning & Sanitation** – Shannon Leppert

**Dumpsters** - The dumpsters continue to be a problem and are overflowing. There was a bid accepted for larger dumpsters at a cost of approximately \$100 less per month than current cost. Notice to all that we cannot have the dumpsters overflowing as we will receive additional charges.

**Assessments** – A lot of rules are being broken at the lake and enforcement of the rules will begin on July 1<sup>st</sup> with warnings and assessments as warranted. If you are in need of help to get into compliance, such as having broken down vehicles removed, please contact the Board or your Precinct Director for assistance. Help your neighbors if they need it.

**Dues** – There is approximately \$33,000 in unpaid dues. Dues need to be paid in order to maintain the lake property.

#### **Bylaws** - Shannon Leppert

There are currently eight Bylaw changes being suggested. More time is needed to review the proposed changes.

**Beach** – Aaron Mook

The beach was grated this weekend. The committee is looking into a chemical that is safe to spray on the beach and surrounding area to keep the geese off the beach area to it is safe for everyone.

**Fireworks** – Platte River Fireworks will be doing our fireworks display this year. If there are additional donations to the fireworks, they need to be notified one week in advance of the upgrades to be made so they have time to build the necessary displays.

**NEW BUSINESS**

**MOTION:** made to the Board to appoint Jennifer Abitz as Treasurer

- By Aaron Mook
  - Second by Dan Freese
    - All in favor; Motion Carried

Jennifer Abitz accepted the appointment as Treasurer. The position will run until election in September.

**UNFINISHED BUSINESS**

**Bathrooms** – Aaron Mook - Bids were accepted for bathroom cleaning and the bid went to Joyce and Aubrianna Jarding for \$285. Will be open to bids again in the fall.

**Dues** – Shannon Leppert - We need to come up with a plan for increasing our dues. One example provided is that close to \$40,000 can be gained by charging dues per address. Shannon asked members for suggestions and solutions. A reminder was given that it needs to be something that is not administratively prohibitive.

Meeting was open to member discussions.

Motion to adjourn

- By Aaron, second by Dan
  - Meeting adjourned at 2:54 p.m.

Reminder about the Road Assessment meeting on July 18<sup>th</sup>, 1pm at the Pear Street slab.

(attachment)

**PRESIDENT PREPARED STATEMENT:**

As most are aware, there has been a lot of discussion around the lake regarding the management of our accounts by past Board Members. In working with the attorney and with the member who requested the documents, it has been found that a past Board member did use our account for payment of a personal loan. The money was returned to the LLPOA account. In addition, another Board member was aware of the situation. Both parties involved failed to notify the Board and membership of this, and delayed providing requested information in a timely manner, causing unnecessary attorney fees at member's expense.

With LLPOA's attorney input and advice, the Board has determined the following proposed resolution:

**Ex-Board Member 1:**

1. Will pay a \$250 assessment and \$10 per month late fee until assessment is paid.
2. Will pay 60% (equal to \$1,253.12) of the total LLPOA attorney fees incurred due to the books not being provided in a timely manner as recommended by the attorney.
3. May never serve on the Board or a Committee of LLPOA for life
4. Member is not in good standing for 1 year, or until all assessments above are paid in full, whichever is longer.

(For the second ex-board member) the proposed resolution is as follows:

**Ex-Board Member 2:**

1. Will pay a \$250 assessment and \$10 per month late fee until assessment is paid.
2. Will pay 40% (equal to \$835.42) of LLPOA attorney fees incurred due to the books not being provided in a timely manner as recommended by the attorney.
3. May never serve on the Board or a Committee of LLPOA for life.
4. Member is not in good standing until assessments above are paid in full.