

LLPOA Meeting Minutes  
DATE: April 18, 2021  
TIME: 12:00 PM  
Pear Street

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**Called to order:** by President Aaron Mook

**Roll Call:**

President: Aaron Mook, Vice President: Damien Miller, Secretary: Missy Frazier, Treasurer: Vacant; Precinct Directors: Precinct 1 - Dave Merrill, Precinct 2 – Vacant, Precinct 3 - Joyce Jarding, Precinct 4 - Shannon Leppert, Precinct 5 – Vacant, Precinct 6 – Dan Freese, Precinct 7 – Doug Wells, Precinct 8 - Shelia Rooney.

**Presidents Report:**

Aaron has checked approximately half of the properties at the lake for infractions to the lake rules. He will complete the remainder in the next week or two. Once completed, he will provide all information to the Assessment Committee.

A Menard's truck came to make a delivery to a member and could not get to the property due to another members truck being in the road. Aaron asked for a phone number to contact the individual to request that it be moved. It was asked why we don't have it towed. Aaron would prefer to give him the opportunity to move it. If the member does not move the truck, it will be towed. This needs to be moved in case of emergency.

Aaron has had several members contact him regarding the location of where to get the dirt that is available from dredging at Blue Heron. Dave Merrill stated that members wanting dirt should get it between the 1<sup>st</sup> post and the road. He will put up a sign.

**Secretary Report:**

Missy Frazier accepted the position of Secretary at the last meeting. The recording of the prior meeting is still being reviewed. Much of the recording is inaudible due to many members talking at once.

**Motion:** To postpone reading of the prior meeting minutes

- By Dave, Second by Damien
  - All in favor, none opposed
    - Motion carried

**Treasurer Report**

Vacant position. By Aaron – Bills and payments are still being reviewed to get everything caught up. They are trying to have the books completed by the next meeting.

Dues – There is an extensive list of members that have not paid their current year dues. Many members typically pay at the Fall Membership meeting, but payments were not taken at the last one. Joyce will add a notice to the newsletter that dues must be paid by the Spring Membership meeting in order to be able to vote in July for the road assessment.

**Motion:** To table Treasurer report until the next meeting when it is up to date

- By Damien, second by Missy
  - All in favor, none opposed
    - Motion carried

NLV Stickers – In review of the stickers that have been issued, it has been found that there are multiple families with the same sticker numbers. A block of 5 numbers was to be reserved for a family.

**Motion:** to let stickers alone for now and start putting them in order next year.

- By Dan Freese, second by Sheila
  - All in favor, none opposed
    - Motion carried

We will continue as is and get in order next year. Members can still purchase stickers needed for this year. Sheila volunteered to have them available for purchase during the month of May at Farmers Market.

### **Committee Updates**

**Bylaws – Janelle:** Will present rules and regulation changes to the Board via email. The suggested changes are meant to strengthen member's rights and update old language. Suggested changes involve:

- References to digging a septic by removing old language to make it clear
- Positions appointed to the Board due to a vacancy will be up for election in the next general membership meeting
- Members current on a payment plan for the current year only will be considered members in good standing

**Motion:** to appoint Shannon to Bylaws Committee

- By Aaron, second Sheila
  - All in favor, none opposed
    - Motion carried

**Pavilion – Dave:** A stick built building is cost prohibitive due to the price increase of lumber. Other options are being explored, including a metal frame building. The approximate cost of the shell of the building, without labor, is \$30,000. Dave will firm up the numbers and have a meeting with the committee to discuss further. The committee will:

- Consider having volunteers at the lake construct the building
- Check into the cost of an Amish built building
- Try to have concrete options to present to members at the Spring Membership meeting

**Building, Grounds and Maintenance – Vacant:** There is currently a separate fund for Building, Grounds and Maintenance, but there is no one assigned to the committee.

**Motion:** to form a special committee for Building, Grounds and Maintenance

- By Aaron, second by Sheila
  - All in favor, none opposed
    - Motion carried

Aaron requested volunteers and accepted the following:

Dave – Director

Damien and Lynn– Chairman

The group will need volunteers and will post a list of what currently needs to be done. The fund has approximately \$300 in it and a new door is needed for the shelter at a cost of approximately \$125. Sheila and Lynn volunteered to purchase the door. Damien volunteered to install the door. Damien will check what work is required at the lake bathrooms.

**Lake – Dave:**

- Docks – there are five docks available at Blue Heron that have been donated by a member. The Lake Committee is discussing the best way to fairly offer these to members. There was a lengthy discussion of the cost that individuals thought was fair. The discussion was tabled and the Lake Committee will discuss further.
- Fish shocking – will be done next Saturday. Anyone may come to observe, but please keep boats out of the water. The procedure is safe for the fish and will help get an accurate measure of what we have in the lake. We will receive an audit report and hope to have it in time for the Spring Membership meeting to share. The Board previously approved the use of a gas motor for this one-time exception due to the size of the boat needed to perform the audit.
- The lake is still low and will continue to drop until we get rain. The lake still needs to go down about 4 feet in order to fix the leak.
- Need to get swimming ropes and the platform out in the lake.

**Entertainment – Sheila and Joyce:** Need volunteers for the June 26<sup>th</sup> carnival. There will be no cost to children for the event. There will be games and a blow-up for the kids. The cost of the blow-up has been donated. There will also be free kids meals.

**Security – Sheila and Dave:** They are in need of additional volunteers on this committee. Allen LeGrand volunteered to help. The committee has recently provided Bernard Fire and Rescue with their contact information and also a list of member names and addresses.

**Roads – Damien:** Damien is planning culvert repair, edge clean-up, and cold patching of potholes and will need many volunteers in order to get this done. There will be more discussions of overlays and asphalt at the next meeting, but due to lack of funds, Damien is requesting approval for the cost of rock and asphalt patch to start filling holes. Damien will donate the trucking.

**Motion:** to approve money for gravel and cold patch to get started filling holes.

- By Dan Freese, second by Sheila
  - All in favor, none opposed
    - Motion passed

**Precinct Director Updates**

**Precinct 1 – Dave:** Nothing new

**Precinct 2 – Vacant**

**Precinct 3 – Joyce:** Nothing new

**Precinct 4 – Shannon:** Nothing new

**Precinct 5 – Vacant**

**Precinct 6 – Dan:** Nothing new

**Precinct 7 – Doug:** Nothing new

**Precinct 8 – Sheila:** Nothing new

There was a discussion of holding precinct meetings. It was discussed to have at least one director available to meet with members at Farmers Market.

## Open Discussion

Janelle has ordered the t-shirts ordered from the lake fundraiser. They should be ready by the first Farmers Market. There will also be additional t-shirts available for purchase.

Fishing from the docks will not be allowed. Signage will be needed. Trash receptacles will be added and renters of the docks will be expected to clean up after themselves. They will receive a contract addressing rules of usage.

Lorin – would like to request that the Board consider changing attorneys for two reasons. First, because the previous Board picked the attorney and he believes the attorney was a part of the issue of him getting the books when requested. Second, because he believes there is a conflict of interest because one of the Board members uses the attorney as their personal attorney. Someone stated that due to attorney/client confidentiality, this shouldn't be a concern. Another person pointed out that if each Board member uses a different attorney, it will be difficult to find an attorney not used by someone.

**Motion:** to discuss at a closed meeting

- By Dave Merrill, second by Dave Freese
  - In favor – Aaron, Missy, Dave, Joyce, Shannon, Dan, Doug. Opposed – Damien and Sheila
    - Motion carried

Sheila – asked if there is any personal liability due to donating the blow-up for the carnival weekend for the kids. Board will look into this.

Chris – pointed out that Damien is donating his time and trucking for the benefit of the members. With diesel fuel over \$4 per gallon, he believes that Damien should not be expected to donate this and should be compensated. Damien thanked him for the offer, but will not accept compensation at this time.

Aaron – has received calls on starting up the bathrooms for the season. Damien will get in touch with individuals to help get them up and running in the next week or two.

Kevin – believes that the lake has improved 10-fold in the last 10 years, but we still have far to go. He stated that as long as all personal information is removed, members should be able to see financials and discussed hiring an accountant in order to get the books straightened out. He also suggested that we should discuss paying dues per address, and believes that many members would prefer that each address is paid on, versus increasing the cost per member. He also provided some positive experiences he has had with membership of two other board positions he currently serves on.

**Motion:** to adjourn

- By Dan Freese, second by Dave
  - Meeting adjourned at 1:35pm

The next meeting will be the General Membership Meeting on May 23, 2021 at 1:00 pm at the Pear Street Slab