

LLPOA FALL GENERAL MEMBERSHIP MEETING MINUTES
September 10, 2023 1:00 P.M.

CALL TO ORDER – Damien Miller, President

ROLL CALL – Missy Frazier

President Damien Miller, Vice President Rick Pfeiler, Acting Treasurer Missy Frazier, Secretary Open, P1 Dave Merrill, P2 Vacant, P3 Joyce Jarding, P4 Shannon Leppert, P5 Michel Theisen, P6 Debbie Bartel, P7 Rod Miller-absent, P8 Sheila Rooney.

SECRETARY REPORT – Open/ Missy Frazier

- Spring Membership meeting minutes -Motion to approve without ready by Missy. Second by Rick. All in favor, motion carries.

TREASURER REPORT / FOC: Lorin Ahlers / Missy Frazier

- Profit and Loss and Balance Sheet reviewed
- Reviewed the Budget reviewed
- Proposed Budget for 23-24 presented. Opened for questions and comments.

Motion to accept budget as presented, by Lorin. Second by Rick. All in favor, motion carries.

FOC COMMITTEE REPORT

- Up until the 23-24 fiscal year, there is a balance of \$54,013.81 from members not paying the dues.
- FOC is currently working with the attorney to take these members to court
- Recently received a judgment against a member refusing to pay dues because they claim to not be members. According to the Court the Judge's order was that if you own property withing Leisure Lake boundaries, you must pay the dues, special assessments, etc. The member was found to be responsible for \$4044.30 (\$750 of that amount is for late fees).
- We currently have two other judgments: one for \$2160 plus attorney fees; the other is \$5280 plus attorney fees.
- Will continue to work on others in default. If a person has multiple properties, we may be able to force a sheriff's sale. Because we are seeking judgments (versus liens), if a member sells property, we will be paid first.
- We are offering payment plans to members with 25% down, and we will spread the remaining over 10-11 months. If a member has a written payment plan, they will no longer incur late fees if they stick with their plan. We will work with members if they contact us to discuss payment options.

PRESIDENT REPORT – Damien Miller

- Motion to accept Missy's resignation as Secretary, by Damien. Second by Rick. All in favor, motion carries.
- Shoutout to the Jennifer Schwoob keeping the restrooms clean this year.

MEMBERSHIP VOTING:

- President
 - Rick nominated Damien Miller, Second by Stacy H. Damien accepts
 - No other nominatons
 - Damien Miller remains as President
- Treasurer
 - Kory nominated Missy Frazier; Second by Sheila. Missy accepts
 - No other nominations
 - Missy Frazier assumes Treasurer position

- Precincts: 1 – Currently Dave Merrill
 - Missy nominated Dave, Second by Rick. Dave accepts. No one else running and Dave remains as P1 Director.
- Precincts: 3 – Currently Joyce Jarding
 - Missy nominated Joyce, Second by Rick. Joyce accepts. No one else running and Joyce remains as P3 Director.
- Precincts: 5 – Currently Michel Theisen
 - Missy nominated Michel, Second by Rick. Michel accepts. No one else running and Michel remains as P5 Director.
- Precinct 7 – Current Rod Miller – does not want to continue
 - Michel nominated Linda Gross. There was a discussion regarding whether or not this was allowed with our Bylaws. According to our Bylaws: Spouse's, immediate family members, and persons living in the same household may not hold elected offices at the same time. Immediate family is defined as spouse, partner, children, step-children, siblings or parents.
 - It was agreed that the nomination will stand, and Linda accepted.
 - Sheila nominated Becky Meggers, second by Missy. Becky declined.
- Suggestion made to discuss the family language with our attorney to determine and clarify the intent

PRECINCT REPORTS:

P1 – Dave Merrill - nothing

P2 – Vacant

P3 – Joyce Jarding- nothing

P4 – Shannon Leppert- nothing

P5 – Michel Theisen- nothing

P6 – Debbie Bartell- nothing

P7 – Rod Miller - absent

P8 – Sheila Rooney – Recognized Aaron & Lisa Mook for organizing an event for the community.

COMMITTEE REPORTS:

Entertainment: Director Joyce Jarding – The carnival was very successful. Everything was 100% member donated. Winners from the bean bag tournament donated all their winnings back, and with that money LLPOA will be purchasing bean bag boards.

Roads: Director Sheila Rooney, Shawn Frazier – We had more paving done two weeks ago. Daisy Street needed more work than originally anticipated, but the contractor expects to be back to complete that yet this year. We had a lot of donations over and above the assessment amount from members that allowed us to pave more than expected this year.

Lake/Blue Heron: Director Dave Merrill – Lake is low due to lack of rainfall. We had a huge problem with weeds this year and believe we have a solution to get ahead of it next year in the Spring. Let the Lake committee know if you have a specific request

Aaron – Held a Bass tournament. Raised a total of about \$1800 with donations and they are working with the Lake Committee to purchase crappies. Friends of Leisure Lake will match the amount raised.

Building, Grounds, Maintenance and Pavilion: Director Dave Merrill – We have an adjustable blade that doesn't fit the equipment we have. We could likely get around \$3500 for it. We have a dealer willing to purchase it for \$3200. Dave made a motion to sell it now for the \$3200. Second by Rick. All in favor, motion carries.

We have the shell of the pavilion completed. There's been a couple of donations to move forward. The wiring needs to be run in the ceiling yet and hoping to have that done before winter. We also need two doors before winter. During the meeting, one member stated he will pay \$1000 for the insulation and another member will donate the tin that he purchased off the old pavilion. Dave is also working on a 501(c)3

Zoning, Bylaws, Security: Director Shannon Leppert – Need additional volunteers

Beach: Director Dave Merrill – We have members that have been doing a lot of work to keep the beach nice this year and remove weeds. Thank you for the time spent to keep it looking nice.

Fireworks: Director Missy Frazier – no date yet, but should have it by the end of the year

OPEN DISCUSSION

MOTION TO ADJOURN, By Rick. Second by Shannon. All in favor, meeting adjourned 2:07pm.