

LEISURE LAKES PROPERTY OWNERS ASSOC., INC.

MINUTES

REGULAR MEETING

JULY 12, 2011

Directors Present	Dale Burnett	President
	Tom Gordon	Vice-President
	Ken Hobbs	Treasurer
	Tim Ivers	Secretary
	Marsha Martin	Director

- I. President Burnett called the meeting to order welcomed residents.
- II. The following items on the consent agenda were approved with a motion by Mr. Gordon second Mrs. Martin and unanimously carried.
 - a. Minutes of the June 14, 2011 meeting.
 - b. Reconciled bank statements for the month of June, 2011 with the regular account having a balance of \$21, 962.12 the Special Assessment Account balance \$55,739.78 to be spent as follows: 50% roads or \$ 27,869.89, 25% capital improvements or \$13,934.94 and 25% emergency contingency or \$13,934.94.
 - c. Trial Balance and Profit and Loss reports for the month ending June 20, 2011.
- III. Ms. Joann Pardi (3 Minutes)

Ms. Pardi began by stating that for the past four (4) years she has had an ongoing problem with a neighbor whose dogs were continually barking. Ms. Pardi agreed that there had been a major improvement with the barking; however, she felt that the neighbor was not properly taking care of her animals nor was she taking the proper precautions for her animals that in her opinion were vicious. Ms. Pardi stated that she was unable to leave her property without fear of being attacked by the dogs. After discussion with Ms. Pardi agreeing that the dogs were contained in a fence; she was advised to seek legal remedies concerning the ongoing issues with her neighbor. Discussion then began between the residents and the board and it was brought to the attention that the fence in question was possibly in violation of the covenants. Board agreed to look into the fence violations and

discuss the issues at hand. Ms. Pardi thanked Mr. Gordon for his assistance with the barking dogs. Ms. Pardi thanked the board for letting her speak.

IV. Committee Reports

- a. Architectural: No Report
- b. Maintenance: Mr. Burnett stated that he did not have time to get the quotes needed on the road repairs and requested that this be tabled until next month, board agreed with the request.
- c. Security: Mr. Burnett reported that the DVR at the gate has not been recording for approximately three weeks. Mr. Burnett stated that there was still a problem with two ports on the DVR not working; and that the board needed to look at a service contract and upgrading the system for a proposed \$1800.00 more or less. Mr. Burnett also stated that 2 of the cameras were not working at the gate. Discussion this was held but no action was taken. Mr. Burnett also reported that the pool cameras were also not working. Discussion was held on the liability associated with the pool and the need for additional security, after discussion board agreed for Mr. Ivers to get a price to replace the cameras at the pool area.
- d. Pool: Mr. Burnett reported that the pool had been down prior to the 4th due to possible lightning /motor froze up. Mr. Burnett reported that a motor had been ordered and was received yesterday and that the pump and motor cost was \$893.32 and was installed today. Mr. Burnett stated that the pool should be open by the weekend.
- e. Violations Committee:
 - Mr. Dick McCleary asked to address the board on the response he had received from the board on his complaint of trees being cleared completely and that the house is clearly visible from Chain Lakes Road. Mr. McCleary stated that he was not satisfied with the response from the board.
 - Discussion was then held on the board members having access to the complaints filed at the gate. Heated discussion ensued by Mrs. Martin, Mrs. Hunter, Mrs. Webb, and other residents present. Mr. Burnett again and again asked for order to the meeting. At this point Mrs. Martin made a motion to allow Vice President Tom Gordon to pick up any paperwork delivered to the gate in the absence of Mr. Burnett, second Mr. Hobbs for discussion. Heated discussion began with Mr. Burnett stating that he had asked Laney to give information received only to him due to a non-board member asking for items that were earmarked for the Architectural Committee. More discussion followed with Mr. Burnett again asking for order in the meeting due to residents and board members continually interrupting the meeting, motion then carried with all present voting I.
 - Daniel Hope asked to address the board also on the response he had received on his two complaints that were not signed by a member of the board. Mr. Hope stated that the loose dogs were no longer a problem and that the septic issues had been corrected. Discussion was held on the car and Mr. Gordon

stated that there was no title to the car. Mr. Hope then asked about the condition of the lot with the amount of garbage that had collected. Mr. Burnett asked Mr. Gordon to once again contact the owner about the situation and tell them that the trash has to be removed and that the board has worked with them all we can and that if the situation is not corrected action will be taken. Residents along with Mr. Hope agreed that if permission was given they would remove the garbage, with Mrs. Rita Webb stating that she would pay any cost involved with the trash removal. Mrs. Hope stated that if the problems came back or persisted they would take further action as private property owners.

- Mr. McCleary asked to address the board on the rule concerning 18 wheelers in the community. Mr. McCleary presented the board with the rule that was approved at the annual meeting and adopted by the board in a regular meeting. After discussion Mr. Burnett will check with the attorney on the legality of the rules as adopted by the board of directors.

V. Business

- A. Parking Lot at Pavilion: Discussion was held on adding more rail road ties at the pavilion but the cost at this time was prohibitive. Mrs. Hunter then stated that if the board would get with Rick Cureton he could probably get a much better price on them. Mr. Gordon or Mr. Burnett will get with Rick on this and thanked Mrs. Hunter.
- B. Trash Containers: Mr. Burnett stated that there was a need for a trash container at the boat ramp and beach area. After discussion Mr. Gordon and Mr. Burnett will place a container and see if it works.
- C. Mowing: Mr. Burnett stated that two quotes had been received to mow the common areas. At this point Mr. Hobbs stated that anyone who worked in Leisure Lakes/for Leisure Lakes needs to provide proof of workman's compensation insurance along with liability insurance. Mr. Hobbs stressed the need for both of these items for the liability of the Association and the Board. Mr. Burnett will check with the two individuals who have given quotes to see if they have the required items.
- D. Pavilion Rules: Mr. Burnett stated that the pavilion and pool rules are posted which state: No Alcohol; No Glass Containers; No Pets; Park Hours, etc. Mr. Burnett stated that the pavilion and pool are not a hang out area and that if residents see this going on they need to report this to law enforcement or a member of the board.
- E. Fireworks: Mr. Burnett stated that even with the ban on fireworks there were still some. Mrs. Martin stated that there were some going off at 1:00-2:00 am. Mr. Burnett stated that the area was still extremely dry even with the recent rains and stressed the need to be careful while burning.
- F. Insurance: Mr. Hobbs stated that currently the pavilion area is insured for \$43,000.00 and that this amount would not begin to replace what we have now. After discussion board directed Mr. Hobbs to get the needed figures and submit to the insurance company. Mr. Hobbs was also directed to check the liability insurance policy to see if we have enough coverage.

- G. Website: Mr. Hobbs stated that he wanted to address the issue of the website not being updated. Margaret asked to address this: Margaret stated that she felt the problem was that she thought a member of the board was sending the information to Mr. Coffee and the board thought she was sending the information. Margaret stated that she would send the agenda and the minutes to Mr. Coffee each month.
- H. Tanker Rule: This was already addressed.
- I. Small Boat Ramp: Discussion was held on the condition of the ramp and the need to make the needed repairs however, no action was taken this will be on the August agenda.
- J. Pavilion repairs: Mr. Hobbs stated that the contract on the repairs had nothing specified on the outside walls other than ½" walls. Ms. Mattox stated that waterproofing was needed and that Tryvec house wrap would be needed along with insulation. Board asked Mr. Hobbs to get with the contractor on the needed changes.
- K. No other business: motion by Mr. Gordon, second Mr. Hobbs to adjourn the meeting, motion carried with all present voting I.

Margaret Riley,

Recording Secretary