

Leisure Lakes Property Owners Assoc., Inc.  
Minutes  
Regular Meeting  
September 13, 2011  
6:30 PM

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

- I. Vice President Gordon called the meeting to order, welcomed residents present.
- II. The following items on the consent agenda were approved with a motion by Mr. Hobbs, second Mr. Ivers and unanimously carried:
  - A. Minutes of August 9, 2011 regular meeting.
  - B. Reconciled bank statements for the month ending August 2011.
  - C. Bank Balances as of August 31, 2011, \$11,927.79; Special \$46,215.27 is the account balance, beginning balance on Special Assessment was \$65,248.00 to be spent as follows 50% or \$32,624.00 is dedicated to roads of which \$3,382.50 has been spent, leaving a balance of \$29,241.50; 25% or 16,310.00 is dedicated to capital improvements, of which \$13,250.28 has been spent leaving a balance of \$3,060.00 which will be transferred to cover a portion of the office repairs; leaving no monies for any more capital improvements this fiscal year, and 25% or \$16,310.00 is dedicated to emergency contingency which is still available
  - D. Trial Balance and Profit and Loss reports for August, 2011,
- III. Committee Reports:
  - A. Architectural: Ms. Mattox reported that the committee had acted on mostly dead tree removal, some applications were still pending.
  - B. Maintenance: Mr. Gordon reported that he and Mr. Burnett had ridden around with the contractor reviewing the roads and that the contractor will be getting back with the proposed prices. Discussion was held on the most needed areas and alternative possibilities for the needed repairs. Mr. Gordon reported that the lights for the pavilion had been purchased and that Mr. Parobeck will install them.
  - C. Security: Mr. Ivers stated that the gate was still non-operational due to the parts that were shipped were the wrong ones however; new parts should be in within the

next few days. Mr. Ivers reported the cameras and DVR at the gate were struck by lightning the cost to replace these is \$2271.75 but the insurance would cover most of the cost for replacement of these as well as the gate repairs. Mr. Ivers stated that he had gotten a quote for the cameras at the back of the pavilion and the beach area in the amount of \$840.00 for an additional camera behind the office at the pavilion area covering the beach and a pole mounted additional 2 cameras covering the parking lot for \$1690.00. Board agreed that these were needed items but tabled this issue due to lack of funds.

D. Pool: Mr. Gordon stated that volunteers to assist with covering the pool this coming Saturday at 9:00 AM. Discussion was held on covering the pool and the need to elevate the cover to allow the water to run off.

E. Violations Committee: Ms. Mattox stated that the committee had met on several issues including erosion issues; complaints on tractor trailers within the community; however we are awaiting the attorney's opinion on the rule concerning the eighteen wheelers, and kids on golf carts. At this point Mrs. Martin stated that she felt the Association needed to revisit the contract with the Washington County Sheriff Department a heated discussion between the residents present and the board ensued. Mrs. Martin made a motion to terminate the contract with the Washington County, second Mr. Hobbs at which time another heated discussion ensued after much discussion Mrs. Martin and Mr. Hobbs rescinded their motion and second and tabled the issue until the October meeting. However, Mr. Hobbs did state that state law governs the operation of atv's and golf carts by anyone under 14 years of age another discussion ensued on the issue of Leisure Lakes being a gated community would the laws apply within the gates, nothing was resolved.

F. Violations: Mr. Ivers stated that there were three (3) violations that required board action: (1) Mr. Ivers reported that a letter had been mailed to the property owner with a recommendation to meet with the hearing committee; no response from property owner, the committee recommended that the property owner be fined \$100.00 for clearing with approval. This issue was tabled due to the property being in foreclosure. Discussion was held on the difference between underbrush and vegetation. (2) Opening gate with truck. After discussion on this issue motion by Mr. Ivers, second Mr. Hobbs to fine the property owner \$100.00, motion carried with all present voting I. (3) Repeated violation of golf/ATV on beach. Mr. Ivers stated that the committee recommended a \$200.00 fine and 30 days suspension of use of the common areas, after discussion motion by Mr. Ivers, second Mr. Hobbs to fine the property owner \$200.00 but no suspension, motion carried with all present voting I.

IV. Business

A. Weekend Gate Attendant Hours: Mr. Gordon discussed shut down of the gate on weekends beginning 9/17/2011 after discussion motion by Mr. Hobbs, second Mrs. Martin to keep the attendant on until after the gate is up and running, motion carried with all present voting I.

B. Community Workday: Mr. Gordon stated that volunteers were needed for a community general cleanup day. Mr. Hobbs volunteered to help, Mr. Gordon stated that anyone wishing to volunteer please contact him.

C. Mr. Richard McCleary: Mr. McCleary asked if the grass cutters were paid for the mowing that was done. Board stated yes they were paid however, they realized that the equipment being used was too big and the job did was not acceptable and they would not be used again. Mr. Gordon stated that another company was being looked at.

No Other Business

V. Adjournment: Motion by Mr. Hobbs, second Mrs. Martin to adjourn the meeting, motion carried with all present voting I.

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Margaret Riley Recording Secretary