

LEISURE LAKE MEMBERSHIP ASSOCIATION

MEMBERSHIP MEETING

SUNDAY, April 14, 2019

Membership meeting for April 14, 2019 was called to order at 10:01a.m.

President, Dale Cannon asked “Brenda do we have a quorum” – Brenda’s reply - “yes”

This meeting is being recorded for accuracy

Roll call:

President – Dale Cannon (present), Vice President – Gary Kratz (present), Treasurer – Joanne Mociolek (present), Secretary – Laura Snyder (present). Trustees – Dave Simons (present), Leonard Bittner (present), Jim Marshall (present), Steve Phillips (excused), and Mike Farrell (present)

Reading of the previous minutes – Pat Detrick made motion to dispense reading of the previous minutes to expediate the meeting. Joanne Mociolek 2nd the motion.

President report:

Dale Cannon: Before we begin this morning, we would like to take a moment of silence for the passing of members we’ve had – they are Marvin Hampton, Kenny Carpenter and James Royer (silence). Water project for the park will be \$90,000.00 – each lot will be assessed \$400.00 which will be paid in 2 installments (\$200 this year and \$200 next year). There have been 3 bids and we are going to need a vote on it. Just to let you know that down the road the EPA will be forcing this issue, but that’s up to the members on having it done at this time. Jim Marshall has been asked to explain the process but first he thanked Dave Beiner, Al Toth, Jeff and Beth Lewis and Steve Phillips for the assistance in turning on the water for the season. We know that the quality of the water is ugly. Two and half months ago, I started working with a few companies to get a bid together to upgrade our water system. We need to first build a building the size is 24’ x 24’. Jim will have Mark Rhodes from AKE come in and explain the process (**see below**). The water will be quality water and you’ll be able to drink it right from the spigot. Jim explained that this will be enforced soon by the EPA – the water and sewer. The longer we wait to make this change, the more it’s going to cost. Dale asked for a vote, but we will wait for AKE rep. We have a problem with people staying in the park and we can’t have this. It’s against our zoning conditions. We had people stay this past winter as “winter security” and they were given tasks to be able to stay and some of them did nothing and do nothing all year, so they have to go! We’re going to come down hard on these folks that are not complying with the rules. We put the culvert down there as instructed and approved by Paris Twp. and then someone decided to call the US Army Corps of Engineers and we could’ve been fined \$54k. Dale spoke to them because whoever called said we moved it, but we didn’t and after speaking to them, we are OK and in compliance with the culvert and won’t be fined (**see letter attached**). J Mociolek – Dale they said someone from the park called – Dale – Yes – Laura – 2 people called.

Jim Marshall - Introduced Mark Rhoads from AKE for Q and A on the new proposed “Fresh Water Act”. Good morning and happy Sunday. New plant will be a class 1 plant and the EPA will require a Class C1 certified operator to maintain the plant and it will be monitored 3x weekly. It’s going to have treatment that will need monitored as well as samples collected and taken to the lab to ensure we are in compliance. The new treatment system will have green sand plus filters which are really good, and their sole purpose is to

remove iron and manganese from the water. Eliminating softeners due to sewer plant. Along with treatment, we will be dosing chlorine for bacteria removal. The water will be pumped from well to plant and chlorine will be added for bacteria the water will then go through the green filters and then will go into a 1500-gallon tank for storage which will give time for back up, so the well isn't running constantly. From the well there will be 3 house service pumps – these are to take water from storage and pressurize the system and keep us supplied with water at all times. The VFD (variable frequency drive) pumps – they come on and increase or decrease the pump rate based on whatever the pressure is in the system. So, in the middle of the night and pressure is where it should be, pumps will shut off. Then when pressure drops, and they get called again the pumps will turn back on. We will have 2 house service pumps. 2 pumps are good. They will alternate to avoid wearing out the pumps. MR - Any questions?? K Thompkins - 2 questions #1 – we're told that we can drink from spigot in camper – does this mean piping in the ground is adequate. MR- once treatment is put in, we will do a thorough system flush – not sure if it's been done but the flush will be done 2x yearly. A lot of water goes through the lines to a flush point at a high rate through the line and that scours everything in the line. #2 is this an EPA mandate or a comfort? MR – not mandated – right now, the park is grandfathered under a clause – we don't have EPA oversight, and this will change. M Farrell – so we're not being looked at from the EPA? MR – no the EPA is looking at you and we do send samples to the lab for testing monthly. M Farrell - So what part from you or the board says we think that we are going to be now mandated by the EPA? MR – just facts because EPA wants health and safety when it comes to drinking water. They want everyone upgraded. M Farrell asked about EPA, Health and Safety. B Lallathin mentioned the EPA is cracking down on campgrounds and trailer parks and MR agreed. B Lewis - anything special on shut down in the winter and asked how long the system will last – MR – no just the regular draining of the lines. MR replied that the green sand plus filters that we are putting in - he's seen systems go 15-20 years with no problems. L Smith – Do we pay for this service - MR – yes. K Smith questioned the maintenance? MR - at this time it's hard to determine what will be necessary. K Smith – so we have to hire someone to test leaks? MR – yes, you'll have someone here 3x weekly to maintain the waste water plant – K Smith - do we need special materials – MR – yes – no salt but will use chlorine (which we already do). P Detrick explaining the process of the EPA – we test the water every day and send monthly report and if we don't do it – we would not be in compliance or could be shut down. MR – and the fining is a serious offense. The EPA just changed the rules August 15, 2018 – fines are \$25k to the park – MR gets fined and AKE would be fined. T Raudonaitis – what's the life expectancy and the replacement cost on the filters? MR – 15+ years. Those filters would not be replaced but need re-bed. L Barbee – would we still need to test the plant every day? MR – water everyday – all year around. L Snyder – we do this now and send monthly reports. C Mociolek - you're coming in to help monitor everything and if numbers are not correct – do we do this or you? MR – I would make changes to get back into compliance for healthy drinking water. W Rhoads – do we need water softener? MR – no won't need. W Rhoads– building is for water. MR – yes. D Simons asked about water breaks with the 1500 gallon holding tank. MR – The VFD's will measure pumps increase in speed and not sucking water and will shut off and well will fill up tanks to help that. A Toth – can we put shut off valve on this – MR – yes, a manual shut off valve would work. It won't drain water unless pumps are pumping. So, the reservoir will be safe that way and when the pumps feel they're sucking air and level is low in tanks the pumps will shut off, so it won't suck it completely dry. ?? – do lines need to be buried at a certain depth. MR – existing lines no – but they should be below the frost line which I believe yours are but it's not a requirement – J Marshall – the feeds are, the undergrounds to each camper are not but, in the winter,, there isn't water in lines so should be no problem. M Engeldinger questioned the flushing on shut down and the size of the plumbing. We open lines at each campsite which is a small 1" line. Are you talking about something much larger than that? MR – depending on size of lines – 4" is main line. Could flush system in various places in the system. M Engeldinger – will it need to flush for a very long time to complete

purge? MR – depends on flow and can do it correctly and move slowly in different directions and helps with flush. M Engeldinger – doesn't go from point A to B to C – it's all looped – MR – yes and that's the way it's supposed to be. MR – with chlorine in lines that will help as well breaking everything up. Needs to look at system and see how it's laid out and knows the theory. W Rhoads – no need to disconnect during flushing but will be required during shut down – MR – yes. ??- let's say it don't get voted on but down the road the EPA forces us to do it, what is time frame on when we have to do it. MR – when the EPA comes down and says thou shalt do it, it's usually 30-60 days. ?? – so at this time we can do it at our leisure but would be forced to complete in the time frame called by the EPA. MR – yes. T Raudonaitis - how long will this project take? J Marshall said approximately 2 years. We have to build the building and then whatever company we go with; they have to do a submittal to the EPA. This process could take 4-6 months just to get EPA approval. MR – EPA will hold you to whatever time frame you tell them and if that doesn't happen, you'll have to start all over again. J Marshall – sees this being a 2-year project. I've done a lot of work on this. One company has valves that could be repaired. Some companies use throw away valves that are very expensive. MR – there should be an alarm that will ring if you have a low water level. F Smith – where do we plan on putting the plant. J Marshall – still working on that – the original plan was to move the current members on the lot where the existing plant sits but with having to flush every 3 days, we have to tie into the sewer line. One company suggested to put it by clubhouse and could tie right into the sewer line – they also do underground drilling to avoid tearing up the roads. They are going to pull 2 lines – 1 for clubhouse and 1 for rest of park. If we keep it where the existing plant is, we would have to bury another 1500 gallon tank and have to put an injection pump in it to pull the water because we don't know the depth of our sewer line so we have to add the injection pump to pump slowly to pump it. Where is if we put next to clubhouse, we can tie directly into sewer lines. F Smith – how much noise do the pumps put off? MR – you won't hear them. EPA is wanting backup generators added as well. Expense to move lines – 10's of thousands of dollars. Cheaper to run lines. 3 companies for bids – Donamarc – Jamison Well and Drilling and waiting on 3rd price – Harper Well. J Mociolek – are we voting on who – J Marshall – the board will vote, and I plan to get more bang for the buck. K Thompkins asked to have MR leave so he can make a motion on floor if there aren't any more technical questions to be asked. B Lallathin – one last question - will Mark have input on who we should go with – since he's dealt with these systems – MR – Harper is expensive – he would go with Jamison – they are his first call. Thanked Mark for coming in. K Thompkins put a motion on the floor to get an information pamphlet between now and July on this information since it's a luxury and not mandated at this time so more members can read it to bring this assessment on us. Asked to table this project until there are more members available to hear and understand the project and in July make a motion to possibly vote on it after having a better understanding on it. D Cannon – this was informational and will not force members to make vote – completely up to the members on what we need to do. K Thompkins – motion made – How long will this push it back – will push because now waiting until July. T Raudonaitis – 2nd motion and was tabled till July!

Vice President report:

Gary Kratz: Nothing

Treasurer report:

Joanne Mociolek: Good morning & reported the following account information:

Operation Savings	\$ 44,820.35
Savings	\$ 18,976.72
Checking	<u>\$ 5,239.10</u>
Total	\$ 69,036.17

Dues monies are coming in – this is included in the monies reported above.

Dues	\$28,857.01
<u>Prepaid electric</u>	<u>11,052.15</u>
Total	\$39,909.16 – new monies

These monies cannot be used until after May 1st and we have \$3500 worth of bills that we still need to pay – Ohio Edison, ABCO and a small hardware store. We’re doing good so that at the end of the year, we don’t have to pay any taxes. I will have the trustees look at the records for Feb, Mar, and Apr and then that quarter will go to the accountant and they will start on our tax return. May 1st the office will be open from 3pm – 7pm to accept dues payments. After 7pm you will be considered late. Business needs to be conducted in the office. If we receive post marked mail as of May 1st you are good. Propane – looking at 2 propane companies. After looking at our propane bills with AmeriGas - they are charging us \$3.49/gal. AmeriGas will have contract for 12 months at fixed rate of \$2.310/gal and Farrell is \$1.599/gal. They both waived haz mat fee and will charge sales tax and delivery. Talked to AmeriGas about matching price and they have not returned my call. We will probably be changing, and I will post on bulletin board. Talked to AmeriGas and Farrell about giving members same price and they will not. Members need to negotiate their own deal. B Lallathin – is Farrell dependable. Couple members spoke up and they have Farrell and haven’t had any problems. Joanne trying to get a better price for the park. Check with Powers Gas out of Alliance. Lastly – everyone received an information letter with their dues invoice. Please take the time to read it. Electric billing has become an issue on getting some people to pay, so the board put in place a security deposit for chronic late payers – **see attached**. I would like to bring P Detrick to present the budget. P Detrick - the following people were on the budget committee – headed by our Treasurer Joanne, Dale, Gary, Laura, Brad Dunn, Gwen Carlson and myself. We met in January – looked at expenses from last year and adjusted appropriately. Had to increase Ohio Edison and that’s a tough one because we are on demand and they charge different rates in different areas in the park. We averaged at \$0.13/kw and the park picks up the rest. Increase to phone budget, Allied Waste (it’s expensive to get rid of garbage). It’s upsetting to see people come right off the street and straight to the dumpster and dump trash from home – your garbage from home, belongs at home! Insurance had to go up because of property taxes going up. Cleaning and restroom supplies had to be raised – road maintenance had to be increased to keep the roads in good condition and work weekend we increased because we are going back to having “Work weekends”. Still projecting to collect \$224,000.00 in dues money. Billed more but some deeds aren’t getting paid. Miscellaneous income will be \$18k – we are going for \$242,000.00 to run our park on our budget. Over items came out of capital improvements. We have less to spend on capital improvements this year – that went down to \$38,450.00 to go for increases that were mentioned. Our current budget for capital improvements was \$43,700.00. **See attached**. Any questions – L Barbee – did they replace the washers and dryers? We removed the rental units and bought our own machines. Dale – no money was being made and that’s why we bought our own. Park is responsible for maintenance of machines. K Thompkins – activities seems lean – are we making any money on the vending machines? Pat – yes – we budget \$2k but they earned over \$9k last year – machines do make money and that money goes back into activities. Sanders – do we get bids for suppliers – there are several suppliers. Joanne – we do have a supplier but because we are on demand either way and it cost more. Gary – to touch base with how the electric runs in the park – these are all demand meters so the more demand the more we are charged. The park was divided into subdivisions and some areas are more highly used than others. D Darrow – is there any money for the playgrounds? Pat – yes – there is money in the activity fund for basketball court, bocce court, and repairs to the kitchen. That money is in activities. T Raudonaitis – March party – where’s that money – J

Mociolek - \$200 for entertainment – T Raudonaitis – we asked the board for \$200 – money comes out of activities. S Mitchell – fix the basketball court. Need volunteers to do repairs. Joanne – we realize the swing set is in bad shape. Dale - Al and Dale to rebuild play set by clubhouse first. Then need to repair the other one down below as well. Work weekend will be every first Saturday of the month. Kids come first – adults come second. P Detrick made motion to accept budget – Joe Mociolek 2nd the motion and everyone agreed. Budget is approved.

Secretary report:

Laura Snyder: Office hours are back to normal – Saturday’s 10am-2pm and Sunday’s 10am-noon. Monies not taken after hours. Updates with the constitution and the board has approved the updates. We need signatures from members to approve. A lot of changes were verbiage and wording. The committee members were P Detrick, G Carlson, Dale and Rosie Lindeman, C Mociolek and W Reinhart. Security deposit for new members – **see attached**. Dues money will be collected after the meeting. Dale – do not go in the office and yell at the girls. This needs to stop!

Trustees report:

Steve Phillips – excused.

Leonard Bittner – laundry room is open and ready for use. 2 new washers and dryers - \$1.50/load. D Carpenter has asked for help to clean the pool house the weekend of April 27th. Need volunteers. Ceiling tiles and new lighting will be getting replaced in the Clubhouse.

Mike Farrell – Easter was good yesterday – thanked volunteers and have the summer pretty much planned out and going to get the playgrounds repaired.

Dave Simons – Try to cut trees on Saturday’s so we can get people to help. If that don’t work, we will have to hire someone. Corn roast will be August 3rd. Wants everybody with radios to get turned in and going to re-visit the CAST members at the end of the month. Need to find all the radios.

New Business:

N Denmire – suggested that we prioritize what needs done – Joanne – good idea, but please remember, we need VOLUNTEERS – need to talk to the people – make up priority list. Joanne to post list and the people need to figure out what they want. N Denmire – need to focus on one project at a time. E Cannon – everyone wants to complain about things not getting done but no one wants to volunteer! D Darrow – just remember that the people that come out on the weekends can’t help during the week – she suggests posting when we are doing it so people can sign up to volunteer. Dale – working on sales building and the possible opportunities.? - Is the lake on the other side going to open? Dale - too expensive for repairs at this time. K Thompkins – has info on repairing that – it’s going to \$100k and that was 6 years ago.

Lynn Barbee made the motion to adjourn the meeting and Wendy Rhoads second the motion.

This meeting adjourned at 11:22am on April 14, 2019