

Leisure Lake Membership Association
First Quarter 2013 Membership Meeting
April 14, 2013 at 10:00am

Brenda Lallathin stated that a quorum had been established.

Roll Call: Present were: Kent Tompkins, President; Jim Cox, Vice President; Joanne Mociolek, Treasurer; Lisa Phillips, Secretary; Steve Phillips, Trustee; Joe Mociolek, Trustee; Quentin Childers, Trustee; Wayne Reinhart, Trustee; Lynn Barbee, Trustee.

Pat Detrick made a motion to waive the reading of the previous membership meeting minutes (10/12) to expedite the time for this meeting. Crystal Mociolek seconded the motion.

PRESIDENT'S REPORT

Kent Tompkins (the "President") asked the membership to take a moment and reflect on the members who have passed – Rose Neimer and Dave Tietz. He thanked the members in attendance and discussed the importance of member involvement in the park. He thanked the Board of Directors and the volunteers who helped on work weekends.

He discussed the changes in park operations and new annual costs, such as EPA requirements on our well water and waste water treatment plant, inflation, and planning for the future, services added, capital improvements, being up to date with all taxes, the possibility of having to collect sales & use tax, and how important the cash flow budget we use is important to the park's tax liability.

The President made special thanks to the military men and women serving our country.

VICE PRESIDENT'S REPORT

Jim Cox (the "VP") thanked the winter crew for their work, and those that showed up for work weekend.

He discussed the capital improvements that had been completed in the past year – new roof over the maintenance shed, waste water plant weir, the back half of the clubhouse roof, electrical updates, partial clean out of the creek bed, metal car port for storage of equipment, security cameras, wi-fi, new doors, new entrance bridge, backhoe and sickle bar. He also listed the capital improvements planned for the

upcoming year – security lighting, pool patio, more electrical updates, roofs, street signs, pool house bathrooms, waste water plant support wall, sales building clean up and future campsite developments. He commented that the amount of projects that can be completed are contingent upon volunteers for work weekends and throughout the week. The more help we have, the more we can get done. Volunteers help the park move forward.

TREASURER'S REPORT

Joanne Mociolek (the "Treasurer") gave current account information:

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|-------------------|------------------|
| Operation Savings | \$120,037.84 |
| Savings | 14,554.48 |
| Checking | <u>12,917.04</u> |
| Total | \$147,509.36 |

The Treasurer stated that the quarterly audit had been completed by Steve Phillips and Wayne Reinhart and that the report was on the bulletin board. The quarterly financials are also being sent to the accountant so that we can now be provided with updates on our tax liability.

She thanked the volunteers who worked in the kitchen and stated that they were looking for volunteers to open up the kitchen at least one weekend a month. There was a discussion on the benefits to the park and members – the more the kitchen is open, the more improvements we can make. She stated that Diane and Laurie will be having their holiday weekend buffet on Memorial Day and 4th of July, but unless we got some volunteers that would be the only time the kitchen would be open.

She also stated that the park had t-shirts, golf shirts, hats and sweatshirts on sale – if different sizes or colors were desired, there were forms at the front desk that could be filled out and when there were enough requests, and order could be placed.

She stated that in order to reduce some of the credit card service fees, effective May 1, 2013, we will begin charging customers \$1 for any park related credit card charge and putting the money back into the budget.

Pat Detrick commented that there were some past due electric bills and that the office would be open after the meeting to allow members the opportunity to pay these bills.

SECRETARY'S REPORT

Lisa Phillips (the "Secretary") thanked the volunteers who had helped in the office – Jan Platt, Wendy Rhoades and specially Pat Detrick, Crystal Mociolek and Joanne Mociolek for making her job easier. She also stated she was looking for office volunteers for the upcoming season.

She stated that there is a proposed amendment to Article V of the DCR. The proposed amendment is on the counter outside the office for membership review and signature. The purpose of the amendment is to correct some typographical errors, eliminate duplicate rules and update wording on some of the rules and make all rules applicable to all members in all phases of the park.

She also reminded the members in attendance that the office was open from 10am-2pm all Saturdays and Sundays in the month of April, and effective May 1st, from 10am-2pm on all Saturdays and the first and second Sunday of the month. Please come to the office to conduct any and all park business. There is a list of the officer on duty on the bulletin board and after office hours, please see the officer on duty or security.

She also reminded the membership that we had no activities director and asked for volunteers to run an activity any weekend and during holiday weekends. Maryann Tompkins has booked bands, but if there are no volunteers, there might not be any activities. You can volunteer for a single activity, like bocce tournaments, horse shoe tournament, corn hole, poker runs, night at the races, etc.

TRUSTEE'S REPORTS

Grounds – Steve Phillips

Steve thanked the volunteers who helped him in the past and stated he was looking to set up his mowing crew for the season.

He also stated that tarps were to be taken down/removed effective April 1st.

Buildings – Joe Mociolek

Joe thanked the volunteers who had helped with the doors. He stated that he had a list of projects and would appreciate some volunteers.

The President stated that in a previous meeting, a member had asked about the value of keeping the sales building – the taxes on the sales building were less than \$400 per year, so the cost to maintain the building was minimal.

Wayne Reinhart – Special Projects

Wayne thanked all the volunteers who had helped – he stated they got a lot done, but there was still a lot to do.

Quentin Childers – Security/Trees

Quentin discussed the raffle for the trailer of wood - \$5 per ticket - will be selling 100 tickets, winner will be pulled when they sell 100 tickets.

He stated he was putting together the C.A.S.T. members for the upcoming season, and asked for volunteers. He thanked Dan for putting up the updated security cameras.

The President stated that the off duty sheriff deputies would be again in the park during holiday weekends. He also stated that in the past, he had asked the deputies to avoid arresting members, but this year the Board of Directors had voted on the issue and that the officers would be permitted to make arrests.

Lynn Barbee - Water/Waste Water Treatment Plant

Lynn stated that there would be a new pool company for this season and the pool should be opened May 1, 2013. She stated she was looking for volunteers to monitor pool activity on weekends, especially holiday weekends.

The water has been turned on - if there are any leaks, let the office know so that the water can be turned off and the leaks repaired.

She discussed the issues with the pump and that the walls in the treatment plant need replaced and would be compliant with EPA requirements.

She discussed the hiring of a company to maintain the waste water treatment plant. With the new EPA requirements a licensed company was a necessity.

Lynn asked for volunteers to weed the sewer plant. This is also an EPA requirement.

UNFINISHED BUSINESS

If you are an experienced backhoe operator, please see Steve Phillips as we could use additional operators.

We will be going ahead with the pool patio plans.

The President discussed that we will now be completing background checks on all adults listed on a membership agreement or deed. If the applying member has felony charges, the membership application will be denied. The denied applicant then has an option for a member in good standing to sponsor presenting their case to the membership at the next meeting, with proper notice.

A member questioned a different type of felony. The President stated that a felony was a felony and that is why we implemented the member in good standing

sponsoring the applicant presenting their case before the membership, as the membership should have the final say in whether an applicant is granted membership and that everyone deserved to tell their story.

The President presented a power point presentation (see printout in the office) on the capital improvement budget – showing the breakdown of income and expenses, the erosion of capital improvement funds, the park’s inflation rate and the amount of money needed to get things done. It is estimated that for the current capital improvement we need \$250,000. He stated that there was no current need or plans to raise the dues, but the more ideas we can come up with to raise money, the better.

The President discussed the comfort station and the architect issues. That our legal team was looking at the issues and the builder was supposed to get his lawyer’s advice this week and that the drawings were hopefully going to be presented to Portage County for approval in the very near future.

NEW BUSINESS

Pat Detrick presented the budget for the 2013-2014 camping season. She stated that the more members who volunteered for services could reduce some of our costs. Brenda Lallathin made a motion to accept the budget as presented – Quentin Childers seconded the motion – the membership voted on acceptance with 39 voting for acceptance and 0 voting against acceptance. The motion carried and the budget as presented was approved. (See budget on bulletin board by the office)

QUESTIONS FROM MEMBERSHIP

A member questioned why we couldn’t hire teenagers to do some of the work. The President stated that in order for the park to hire members to do work, we would have to set up payroll, workers, comp, etc The only option to "hire" members regardless of age is to 1099 them.

Members questioned that if some of the equipment was not repaired correctly, why didn’t we go back to the original company that was hired to make the repairs to correct the issues. The President stated that refunds were being requested from the companies that did not perform the repairs correctly.

There was a discussion on the wi-fi Keith Stevenson had done some research and it was suggested he get together with Dan Carpenter to share what information he had.

FINAL ANNOUNCEMENTS

The President discussed future activities – that Wayne Reinhart was the trustee heading activities – Maryann had scheduled bands, but had been injured and would not be in the part most of the summer. If members would volunteer to do an activity it would be great.

He also stated that per the new Fire Chief of Paris Township, there was to be no burning of leaves until further notice. He also stated that the new Chief would not permit fire department staff to come in and burn trash piles any longer, so all garbage (mattresses, etc.) would need to be put into the dumpsters or hauled out by the members.

The President stated that at the July meeting, nominations for 2 trustees, vice president and treasurer would be taken. Please consider running for office or think of people who could be nominated.

As there was no further business, Kent Tompkins made a motion to adjourn the meeting, Jim Cox seconded the motion, the motion carried unanimously and the meeting was adjourned.

Submitted Lisa Phillips, Secretary