

## LEISURE LAKE BOARD OF DIRECTORS MEETING

JANUARY 16, 2017

The Board of Directors meeting convened at 9:50 a.m. after a 9:00 a.m. workshop session with several community members in attendance.

Members in Attendance: Jackie Laver, Beryl Haley, Cheryl Scott, and Priscilla Chamblin.

Minutes from the previous meeting were read by Jackie Laver. Beryl Haley motioned to approve the minutes as presented. Priscilla Chamblin seconded the motion. All agreed.

**Treasurer's Report:** Beryl Haley reported that expenses through the end of December averaged approximately \$5000/month. We still have some bills that have not been paid from November to December. We have a little more than \$8400 outstanding, so that brings our bank balance down to about \$30,000. We have seven people who have not paid their past dues. April's new dues will bring in about \$34,000. Cheryl Scott motioned to accept the current financial statement. Em Lang seconded the motion. All agreed.

Proposed New budget for 2017: \$69,000 total proposed expenses. This leaves approximately \$9000 for emergencies. Emergencies many times exceed this mainly because the clubhouse was built 20 years ago and repairs have not been kept up. Dues collected bring in about \$68,000 per year. Cheryl Scott made a motion we accept the budget as proposed and to be presented at the annual meeting. Em Lang seconded the motion. All agreed.

All contracts should be checked on for proposed budget expenses of 2017.

**Clubhouse Report:** Priscilla Chamblin reported that we will be starting with a new cleaning person next time. Some of the paint is coming off the steps at the front of the clubhouse and on the north walkway even though \$60/gallon paint was used on it. Priscilla talked to Chris, the painter, and he said he would repaint.

**Pool Report:** Em Lang reported that the tree is to be removed from the pool as well as all of the rocks surrounding it! The pool will open March 15<sup>th</sup> if weather permits. Em has plans to expand the pool committee. Signs need to be made: "Leisure Lake Residents and Their Guests Only" on 2 walkways. Also, "No Firearms and No Smoking" signs on 2 walkways to gazebo and 1 of same on gazebo.

**General Discussion:** Jackie Laver reported that Abbott Landscaping was contacted about the Rain Bird watering system which was struck by lightning on Respite Lane.

Power washing on the clubhouse caused water to get into the security lights and caused \$600 worth of damage. Jackie checked with other power washers if they knew this should be part of the procedure, and it seemed to be that it was a known procedure that the lights needed to be wrapped before power washing is done. NOTE: A power washing requirements procedure needs to be written up. BAG THE LIGHTS! Cheryl Scott made a motion to contact Fair and Square to power wash the gazebo and pier in lieu of his responsibility for the \$600 in damages to the security lights on the clubhouse. Priscilla Chamblin seconded the motion. All agreed. Jackie will contact Danny regarding this issue.

New condensed covenants are to be printed at Office Depot for less than \$300. These will be available for members to pick up at the annual meeting on February 6<sup>th</sup>.

The motherboard to the pool gate system is being replaced with a new one.

**New Business:**

The annual meeting is February 6<sup>th</sup> at 6:00 p.m. Prior to the annual meeting, from 5:30 p.m. to 6:00 p.m., those in attendance can submit their ballots to fill the two vacancies on the Board of Directors.

The annual report will be mailed out. The proposed 2017 budget and the final budget for 2016 will be presented at the annual meeting. All other board members are to submit last year's happenings under their responsibilities to Jackie to be reported as New Business on the annual report.

New condensed covenants will be available for community members to take home after the annual meeting. **These need to be read by all members of the community, and any questions regarding content or discrepancies should be reported to the Board of Directors.**

A Sensible Power system, which is automatic, has been installed at the clubhouse. This saves a tremendous amount of money with programs in the system which know how to handle the heat and air energy in the most cost-effective, yet comfortable, adjustments automatically. Baldwin EMC installed this at no cost. This system can be controlled from an app on a phone also.

Complaints to the board need to be signed and complete information given because anonymous and no addresses, etc., are not possible to follow up on without enough information to know exactly where the problem is exists.

Jackie will check with our lawyer about Adams Homes regarding runoff and buildup of silt in our lake and dredging. There is a video available of proof of the runoff of all of the construction dirt going directly into the gutter which exits into our own lake. Members agreed we should ask for a monetary concession per a draft on legal letterhead, if possible, without the filing of a lawsuit at this point.

Cheryl will check on the cost of solar motion lights for the gazebo.

Upcoming Projects: Procedures need to be written for every job responsibility. Vendors list needs to be cleaned up, printed and posted. New sign for emergency button: Exit button sign needs to be made "Push Only Once" before pool opens. The pool person's number needs to be posted *inside the pool*. Painting of ceiling in office will be done by board members.

Board members need to choose which offices and/or committees/responsibilities need to be listed for each board member.

**Next Board Meeting Date:** \* \_\_\_\_\_, 2017, at 9:00 a.m. *(If community members choose to attend a workshop session, 50 minutes will be allowed, and the board meeting will then begin no later than 10:00 a.m. It is suggested that you request time to address the board on a particular matter by emailing any board member or by placing a written request in the box located by the front door (a week prior to the day of the meeting if possible).*

**Adjournment:** Cheryl Scott motioned adjournment at 11:45 a.m. Priscilla Chamblin seconded the motion. All agreed.

Respectfully submitted,

Linda Galbraith  
Office Procedures Committee