

LEISURE LAKE BOARD OF DIRECTORS MEETING

March 6, 2017

The Board of Directors meeting convened at 9:20 a.m.

Members in Attendance: Jackie Laver, Beryl Haley, Priscilla Chamblin, Billy Puckett, Em Lang, and Bob Galbraith.

Minutes from the previous meeting were read by Jackie Laver, President. Jackie entertained a motion to approve the minutes as presented. Em Lang seconded the motion. All agreed.

President's Report: Jackie Laver entertained a motion to accept the appointment of Bob Galbraith to the board. The motion was seconded by Em Lang. All agreed.

A new monitor needs to be purchased for the camera security system in the office as the old one is hardly visible anymore. It is less than \$200.00.

The Annual Report has gone out to everyone and has been posted on the website. A folder has been created within Dropbox/Leisure Lake Secretary/Minutes of Board of Directors/Ongoing summary for Annual Report. The person typing up the minutes will add items to this as they are done so the Annual Report will be easier to create.

Treasurer's Report: Beryl Haley reported we have two to present at this current board meeting because of no meeting in February due to lack of a quorum, so January and February reports will be presented. The January report shows \$32,000 in the bank, and the February report shows \$28,000. March currently shows \$23,424 and everything has been paid other the bill just submitted for flowers.

Bob Galbraith questioned the \$5350.00 for lawn care, but it was explained that figure was for a three-month period. The lawn care actually averages \$1200.00/month. They mow all the common areas. They mow outside of the fence on County Road 12 (about a 3-foot strip that the city cannot get to), they take care of the fire ants and come right away whenever we call. There is a whole list of things in his contract.

Beryl also reported that she switched the Cash Flow Report to a new report which is called the Balance Sheet. It shows us more such as what we have in the bank, the extra \$5000 we have in escrow, and more explicit breakdowns on all items. This will be the protocol from here forward. Billy Puckett made a motion to accept the treasurer's report. Bob Galbraith seconded the motion. All agreed.

Pool Report: Em Lang reported that the pool people are doing a great job, and Em and Bob agreed that we made a good choice in choosing this particular company. They are going to put a depth marker over the crack because it is not possible to find a tile to match to replace it. Em reported that he believes the things that were included in the concrete were the pressure washing, depth marker, and running the water line were the total of \$550.00. All the grass is gone from the perimeter, and a ditch was dug so the water will run off of the pool instead of towards the pool. This should help very much in keeping the fire ants from coming back. All agreed another table and chairs should be placed on the concrete area from where the tree and rocks were removed. He also noted that the roots from the palm tree had gotten into the pool area, and we have some small cracks in the pool. Right now it is not a problem, and hopefully it will not be a problem.

Em will turn the water heater in the pool on three days before time for the aerobics to begin. Billy will help Em with the pool and be in charge when Em is gone.

Jackie told Em that the EXIT button needs a new sign. The water got in that sign, and it is now unreadable. People were pushing it all the time, and then they were complaining about getting stuck inside the pool area.

Pushing it several times throws off the timing. If they would have just pushed it once, they would have gotten out; but they push it over and over thinking the gate is going to open. To exit, they need to push the EXIT button, lift the knob, and open the gate. The sign needs to read:

**TO EXIT: Push ONLY ONCE
LIFT KNOB and open gate**

Jackie mentioned that Champion Security could be called and see what it would cost if they had somebody just walk there here two or three times during the day during the time school is out just so there is a known presence. Billy will call this company. Another sign could be placed at the pool such as: **For issues of safety or security, call Champion Security: 251- _____.**

Grounds and Maintenance/Lake Committee/ARC Committee Report: Bob Galbraith reported that the Alabama agent who tests the lake water and other things he normally does will be here in April. Ryland Murden has already talked to him. Bob has pictures and videos of the land with houses under construction, from which red mud is just pouring into the drains to both lakes. The fences are down, and every drain just had red mud pouring into it. The mud is going into our lake too; you can watch the red mud just move. Bob has a complaint form to take down to the city. Jackie has already taken a complaint form to the city. The city made them shore it back up with their plastic fences, but they did not address the fact that there is already damage to both lakes which needs to be addressed. At this point, the fences are down again, and the damage is continuing. The lakes both need to be dredged. The significant amount of sediment is not good for the fish, not good for the use of the lake, etc. Jackie also asked Bob to check with the environmental people.

All the work to restore the walkway and gazebo with paint, repair and safety issues was bid at \$5500.00 by Fair and Square. The approval of the board was carried out in an email, and there was a motion made by Priscilla Chamblin and seconded by Em Lang to approve the \$2000.00 down payment.

Bob and Linda Galbraith planted azaleas in front of the main entrance and trimmed the ground cover. More will be done soon. They also planted flowers in front of the clubhouse. Palm trees to replace the two that died in front of the clubhouse are about \$350+ for 7 ft.+ which are windmill palms and supposed to be weather tolerant down to zero. (They figure it at about \$50/foot on the stalk.) We would have to get Bill to plant them. Bob will call Bill for a price on this and send email to all board members.

Jackie received a complaint about a ditch that had water in it. She mentioned that when the grass is being mowed and trimmed, all that is in the ditch. She is going to send a letter to the people along there telling them that if they would make sure and rake all of their clippings out of that ditch, it should flow much better.

The ARC committee has approved several fences in the neighborhood since the change of covenants.

Clubhouse Report: Priscilla Chamblin reported that the new cleaning lady has worked out very well. Table covers need to be replaced. Chairs need cushions on back replaced. All agreed we should build our finances up a bit after all the current costs and then prioritize other issues. Priscilla will get some prices.

Violations: Priscilla and Jackie reported issues regarding garbage cans, yards, and lights have all improved.

New Business Notes/Upcoming Projects:

- Because of the upcoming bike path being put in on County Road 12, power washing to the fence in that area will be put off until the bike path is finished.
- In the next newsletter, reiterate all the pool rules especially no smoking. Also relate this: You, as a Leisure Lake property owner, have the right to enforce the rules and also call the security company!
- All contracts should be checked on for proposed budget expenses of 2017 as well as a list of current vendors who match these contracts. These are in our computers in: Dropbox/Leisure Lake President

and Vice-President/Contracts & Bids+ARC+Grounds-Maint/. This list should be posted and given to all board members also.

- Billy Puckett will call Champion Security regarding cost of security issues for the pool.
- Bob Galbraith, Billy Puckett, Em Lang and Ryland Murden will continue to pursue issues of ongoing lake damage with filing of complaints and discussions with environmental people including the Alabama agent who will be here in April.
- We will decide on how many tables and chairs we need to add to the pool area.
- The committee list needs to be finalized before our next meeting to include all members on all committees. This should be posted and also given to all board members and committee members.
- Bob Galbraith will conclude issues of two palm tree replacements as noted in his report above.
- The yard sale is the 25th of March. The signs need to go out by Wednesday. Jackie will call Jimmy Foster for help and use of his truck.
- We need greeters for new homeowners and new renters.

Next Board Meeting Date: April 3, 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: Priscilla motioned adjournment at 10:50 a.m. Em Lang seconded the motion. All agreed.

Respectfully submitted,

Linda Galbraith
Office Procedures Committee Chairperson