

**LLE #3**  
**Quarterly Meeting**  
**January 18, 2025**

Tricia O'Neal, President, Debbie Stofcheck, VP, Mike McCollom, Treasurer and Denise Nelson, Secretary were present. Tricia called meeting to order at 10:00am.

- A motion was presented to accept previous meeting by George. Seconded by Sissy.

**New Members** No new members present.

**Standing Reports:**

**Treasurer Report** presented by Mike McCollom in short version that was previously sent out for review and will be attached to meeting minutes. Motion on floor to accept and was approved.

**1<sup>st</sup> VP Report** Debbie working on dues and asked if directory info could be verified. Teri offered to send out. Pappy said appraisal office could get list compiled. George proposed to Board to consider to the reduce dues for this next year due to the economy and LLE#3 has excess funds. Board to discuss. Vicki offered info regarding merging contiguous lots for exemption discount through appraisal office for senior and homestead exemptions.

**VP Report** David Foster was absent but there was nothing new to report at this time other than David knows about the need for paint and Mike could possibly get at discount. Mike will get with David.

**ARC Committee Report** presented by George Huson with Denise Nelson's house now added at 372 W Lake Shore. Georges application would need to be resubmitted if choses to move forward with waterfront lot build as too much time has passed. Tombrella's have concrete poured for barndominium but not yet started new build.

**Old Business:**

- Potholes were filled and new ones have cropped up.
- July 4<sup>th</sup> fundraiser to be on Sat 5<sup>th</sup>. Need for someone to head up whole event. Teri and John will continue to run Poker Run and signage.
- George still plans on doing BBQ and cook on Friday. Tony stepping back some. Need more cooks. Angel asked if brisket and sausage must be served and everyone agreed best for cooking in advance and serving many.

**New Business:**

- Sign at front was found broken and Tricia asked if anyone could look at to fix.
- County Precinct 1 needs to be contacted regarding possible collapsed culvert at Estate Rd. which has standing water on both sides. George to talk to Guylene, Commissioner.
- Don Thomas asked for a short moment of silence for loss of son Jerry.
- Jenna mentioned a stem cell fundraiser that was selling t-shirts.
- George offered that with potential freeze coming residents with homes above ground with pier and beam may want to consider adding a tsp of antifreeze to toilets, sinks, tubs/shower to help not freeze.

- Jenna spoke a request from Leslie Driskoll regarding if certain funds from July 4<sup>th</sup> could go to building kayak racks at Point. Possibly a yearly rack rental. Tricia asked that Leslie provide a plan with cost estimate and requirements to Board.
- Pappy motioned meeting to be adjourned. Seconded and meeting ended.

**Next meeting:** April 19, 2025

Respectfully submitted,  
Denise Nelson

Attachments:  
Revised Treasurers Report  
Financial Report  
ARC Report

**LLE #3 Financial Report**

**First State Bank Checking Account:**

**Operating Deposits:**

Mem Dues & Maint Fees

Pav Donations, Trf Fees, Other

**Total Oper Deposits**

**Operating Disbursements:**

LLWS & SSC - Water

SHECO – Electricity

Lawn, Trees, Ditches Maintenance

TRA - Annual Shoreline/Septic Fees

Tapco (ANCO) Underwriters - Com Liability Ins

Property Taxes

Cleaning, maintenance for Pavilion

Postage, box rental, copies, fees

Supplies, Other

Professional fees

**Total Oper Disbursements**

**Excess Oper Deposits (Disbursements)**

**Fundraising and Capital Spending:**

July 4th Fundraiser

Boat Ramp and Point projects

**Excess Fundraising (Capital Spending)**

**Beginning Balance**

**Ending Balance Checking Account**

Petty Cash

Total Cash

Designated Funds

Boat ramp and point projects

Operating funds - target balance \$20,000

Total Cash

	<b>YTD 2024</b>	<b>Budget 2024</b>
	\$ -	
	\$ -	
	\$ 11,042.00	\$ 10,500.00
	\$ 11,652.00	\$ 1,500.00
	<b>\$ 22,694.00</b>	<b>\$ 12,000.00</b>
	\$ -	\$ -
	\$ (633.26)	\$ (610.00)
	\$ (3,068.57)	\$ (3,500.00)
	\$ (3,625.00)	\$ (2,200.00)
	\$ (270.15)	\$ (300.00)
	\$ (1,400.28)	\$ (1,500.00)
	\$ (1,507.53)	\$ (600.00)
	\$ -	\$ (300.00)
	\$ (702.47)	\$ (310.00)
	\$ (1,000.00)	\$ (330.00)
	\$ -	\$ (350.00)
	<b>\$ (12,207.26)</b>	<b>\$ (10,000.00)</b>
	<b>\$ 10,486.74</b>	<b>\$ 2,000.00</b>
	\$ (1,936.33)	
	\$ (19,532.84)	\$ 6,632.99
	<b>\$ (21,469.17)</b>	<b>\$ 6,632.99</b>
	<b>\$ 53,805.23</b>	<b>\$ 53,805.23</b>
	<b>\$ 42,822.80</b>	<b>\$ 62,438.22</b>
	\$ 70.00	\$ 70.00
	\$ 42,892.80	\$ 62,508.22
	\$ 6,632.99	\$ -
	\$ 36,259.81	\$ 62,508.22
	\$ 42,892.80	\$ 62,508.22

<b>Boat Ramp and Point Projects Spending</b>	<b>YTD 2024</b>
Ladder for dock	\$ -
Paint for Pavilion	\$ -
Painter for Pavilion	\$ -
Electrical supplies	\$ -
New gate, parts	\$ (28.53)
Lights for Point / Pavilion	\$ (1,112.32)
Fishing Pier - Labor & Material	\$ (7,108.71)
Signs & Labor	\$ (385.24)
Pavilion Insulation	\$ (4,450.00)
Big Ass Fan Installation	\$ (1,225.93)
Pavillion Septic System Expenses	\$ (850.00)
Misc. Pavillion Expenses	\$ (15.12)
Year to date spending	\$ (14,310.73)
Designated balance from 12/31/23 & July 4th 2024	\$ 20,943.72
Funds designated for Boat Ramp and Point - BALANCE	\$ 6,632.99

LLE #3 Financial Report	Jan - Mar	April - June	July - Sept	Oct - Dec	YTD 2024	Budget 2024
<b>First State Bank Checking Account:</b>						
<b>Operating Deposits:</b>						
Mem Dues & Maint Fees	\$ 6,940.00	\$ 3,860.00	\$ 242.00	\$ -	\$ 11,042.00	\$ 10,500.00
Pav Donations, Trf Fees, Other	\$ 107.00	\$ 11,495.00	\$ -	\$ 50.00	\$ 11,652.00	\$ 1,500.00
<b>Total Oper Deposits</b>	<b>\$ 7,047.00</b>	<b>\$ 15,355.00</b>	<b>\$ 242.00</b>	<b>\$ 50.00</b>	<b>\$ 22,694.00</b>	<b>\$ 12,000.00</b>
<b>Operating Disbursements:</b>						
LLWS & SSC - Water	\$ (152.51)	\$ (216.48)	\$ (108.24)	\$ (156.03)	\$ (633.26)	\$ (610.00)
SHECO - Electricity	\$ (717.57)	\$ (1,020.91)	\$ (610.82)	\$ (719.27)	\$ (3,068.57)	\$ (3,500.00)
Lawn, Trees, Ditches Maintenance	\$ (770.00)	\$ (1,690.00)	\$ (440.00)	\$ (725.00)	\$ (3,625.00)	\$ (2,200.00)
TRA - Annual Shoreline/Septic Fees	\$ -	\$ -	\$ (270.15)	\$ -	\$ (270.15)	\$ (300.00)
Tapco (ANCO) Underwriters - Com Liability Ins	\$ -	\$ -	\$ (1,400.28)	\$ -	\$ (1,400.28)	\$ (1,500.00)
Property Taxes	\$ (692.28)	\$ -	\$ -	\$ (815.25)	\$ (1,507.53)	\$ (600.00)
Cleaning, maintenance for Pavilion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (300.00)
Postage, box rental, copies, fees	\$ -	\$ (459.47)	\$ (170.00)	\$ (73.00)	\$ (702.47)	\$ (310.00)
Supplies, Other	\$ -	\$ (1,000.00)	\$ -	\$ -	\$ (1,000.00)	\$ (330.00)
Professional fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (350.00)
<b>Total Oper Disbursements</b>	<b>\$ (2,332.36)</b>	<b>\$ (4,386.66)</b>	<b>\$ (2,999.49)</b>	<b>\$ (2,488.55)</b>	<b>\$ (12,207.26)</b>	<b>\$ (10,000.00)</b>
<b>Excess Oper Deposits (Disbursements)</b>	<b>\$ 4,714.64</b>	<b>\$ 10,968.14</b>	<b>\$ (2,757.49)</b>	<b>\$ (2,438.55)</b>	<b>\$ 10,486.74</b>	<b>\$ 2,000.00</b>
<b>Fundraising and Capital Spending:</b>						
July 4th Fundraiser	\$ -	\$ -	\$ (1,936.33)	\$ -	\$ (1,936.33)	\$ -
Boat Ramp and Point projects	\$ -	\$ (7,631.80)	\$ (10,077.18)	\$ (1,823.86)	\$ (19,532.84)	\$ 6,632.99
<b>Excess Fundraising (Capital Spending)</b>	<b>\$ -</b>	<b>\$ (7,631.80)</b>	<b>\$ (12,013.51)</b>	<b>\$ (1,823.86)</b>	<b>\$ (21,469.17)</b>	<b>\$ 6,632.99</b>
<b>Beginning Balance</b>	<b>\$ 53,805.23</b>	<b>\$ 58,519.87</b>	<b>\$ 61,856.21</b>	<b>\$ 47,085.21</b>	<b>\$ 53,805.23</b>	<b>\$ 53,805.23</b>
<b>Ending Balance Checking Account</b>	<b>\$ 58,519.87</b>	<b>\$ 61,856.21</b>	<b>\$ 47,085.21</b>	<b>\$ 42,822.80</b>	<b>\$ 42,822.80</b>	<b>\$ 62,438.22</b>
<b>Petty Cash</b>	<b>\$ 70.00</b>	<b>\$ 70.00</b>	<b>\$ 70.00</b>	<b>\$ 70.00</b>	<b>\$ 70.00</b>	<b>\$ 70.00</b>
<b>Total Cash</b>	<b>\$ 58,589.87</b>	<b>\$ 61,926.21</b>	<b>\$ 47,155.21</b>	<b>\$ 42,892.80</b>	<b>\$ 42,892.80</b>	<b>\$ 62,508.22</b>
<b>Designated Funds</b>						
Boat ramp and point projects	\$ 10,373.72	\$ 2,741.92	\$ 7,591.73	\$ 6,632.99	\$ 6,632.99	\$ 6,632.99
Operating funds - target balance \$20,000	\$ 48,216.15	\$ 59,184.29	\$ 39,563.48	\$ 36,259.81	\$ 36,259.81	\$ 62,508.22
<b>Total Cash</b>	<b>\$ 58,589.87</b>	<b>\$ 61,926.21</b>	<b>\$ 47,155.21</b>	<b>\$ 42,892.80</b>	<b>\$ 42,892.80</b>	<b>\$ 62,508.22</b>
<b>Boat Ramp and Point Projects Spending</b>						<b>YTD 2024</b>
Ladder for dock	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paint for Pavilion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painter for Pavilion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New gate, parts	\$ -	\$ (28.53)	\$ -	\$ -	\$ (28.53)	\$ (28.53)
Lights for Point / Pavilion	\$ -	\$ (279.98)	\$ -	\$ (832.34)	\$ (1,112.32)	\$ (1,112.32)
Fishing Pier - Labor & Material	\$ -	\$ (7,108.71)	\$ -	\$ -	\$ (7,108.71)	\$ (7,108.71)
Signs & Labor	\$ -	\$ (214.58)	\$ (44.26)	\$ (126.40)	\$ (385.24)	\$ (385.24)
Pavillon Insulation	\$ -	\$ -	\$ (4,450.00)	\$ -	\$ (4,450.00)	\$ (4,450.00)
Big Ass Fan Installation	\$ -	\$ -	\$ (1,225.93)	\$ -	\$ (1,225.93)	\$ (1,225.93)
Pavillon Septic System Expenses	\$ -	\$ -	\$ -	\$ (850.00)	\$ (850.00)	\$ (850.00)
Misc. Pavillon Expenses	\$ -	\$ -	\$ -	\$ (15.12)	\$ (15.12)	\$ (15.12)
Year to date spending	\$ -	\$ (7,631.80)	\$ (13,351.99)	\$ (14,310.73)	\$ (14,310.73)	\$ (14,310.73)
Designated balance from 12/31/23 & July 4th 2024	\$ 10,373.72	\$ 10,373.72	\$ 20,943.72	\$ 20,943.72	\$ 20,943.72	\$ 20,943.72
<b>Funds designated for Boat Ramp and Point - BALANCE</b>	<b>\$ 10,373.72</b>	<b>\$ 2,741.92</b>	<b>\$ 7,591.73</b>	<b>\$ 6,632.99</b>	<b>\$ 6,632.99</b>	<b>\$ 6,632.99</b>

A	B	C	D	E	F
1	ARA Report	UPDATE FOR JAN. 2025 MEETING			
2	DATE	OWNER	ADDRESS	PROPOSED WORK	NOTES
3	6/1/2022	George Huson	125 Hickory	Move house to waterfront lot	STILL MOVING DIRT BEFORE MOVE, no timeline on move yet
4		John Phillips	283 N Lk Shore	Barn dominium	Done
5	7/20/2022	George Huson	174 Holiday	Add carport to garage	Done
6	7/26/2022	Mike McCollom	181 N Lk Shore	Patio and cover for BBQ grill	Done
7	9/15/2022	Dave Foster	323 W Lk Shore	Carpport	Done
8	9/15/2022	Dave Foster	295 N Lk Shore	Add Shed	Done
9	11/21/2022	Rhonda Echols	339 W Lk Shore	Roof Extension on Garage	Done
10		Kay Wright	423 W Lk Shore	New House build	Done
11	12/3/2022	Kay Wright	255 Leisure Ln	27' x 30' Steel garage with carport	Done
12	12/15/2022	Royce/Colette Davis	138 W Lk Shore	Add garage, Sun room and Deck	Done
13	2/15/2023	Donna Seigel	223 Holiday Ln	Add Shed and Deck	Done
14	1/6/2023	Dave/Valeri Dedeaux	116 W Lk Shore	Shop beside house, Raise boathouse roof	Done
15	5/23/2023	Joe Westmoreland	105 W lakeshore Drive	remodel existing 2nd story porch	Done
16	7/22/2023	Dave Foster	295 N. lakeshore drive	add prebuilt shed	Done
17	8/14/2023	Valeri/David Dedeaux	116 W Lk Shore	remodel back deck & add above ground pool on deck	Done
18	9/5/2023	Mr. & Mrs. McCollom	181 N. Lakeshore Dr.	Side addition & front remodel	Done
19	6/1/2024	Joe & Leslie Trombrella	180 N. Lakeshore Dr.	New House build	Not started yet
20	7/31/2024	Royce/Colette Davis	138 W. Lake Shore	Carpport to Garage	DONE
21	8/24/2024	Maria Priscilla Castileja	164 Lesure Ln.	Side cover	Done
22	10/1/2024	Denise Nelson	372 W. Lake Shore	New House buiid and Garage	
23	10/2/2024	Jody Gormon	176 Lake View Ln.	Carpport	Done
24	10/10/2024	Valeri/David Dedeaux	116 W Lk Shore	Metal shed and concrete	
25	11/16/2024	Kay Wright	268 LAKE VIEW	Back Stairs	Done
26	12/1/2024	Mr. & Mrs. Bailey	225 W Lakeshore	Shed in back yard	Done
27					
28					
29					
30					