

POA Meeting – August 16, 2025
Agenda

Bring the meeting to order

Minutes

Treasure's Report

Announcements

Yard of the Month

- May – Chris and Jenna Timmerman
- June – Joe and Marylee Westmoreland
- July – John and Teri Sentz
- August – GB and Marilee Wise

Taxes for 2024 have been sent in

Reports

VP – Dave (Point/Pavilion)

1st VP – Debbie (Membership/Dues)

ARC - George

Old Business

- Culvert running under Estate Rd.
- Kayak racks at the Point.

New Business

- Future July 4th fundraisers –Debbie Stofcheck
- Drainage from N Lake Shore to Estate Road
- Pavilion cabinet and rental increase

Adjourn meeting- Next meeting October 18, 2025

LLE #3
April 19, 2025

Tricia O'Neal, President, David Foster, VP, 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 Kay Wright and seconded by Don Hansard.

New Members No new members present. But a full house was present and attendance was much appreciated!

Standing Reports:

Treasurer Report presented by Mike McCollom that was previously sent out for review and will be attached to meeting minutes. Balance \$49,003. Motion on the floor to accept and was approved.

VP Report David Foster presented that receptacles and lights would be done by the end of next week on pier. Piers to be wrapped in next 30 days, but may need a bit more material to complete. Since painting the foam on the pavilion ceiling, there has been no further bird damage.

VP Report Debbie has diligently been working on dues and membership. We have 250.5 lots, 104 members and we have 120 unique member IDs. We had 4 changes, 12 own multiple properties. Question was asked what constitutes voting member? Many options for name/ownership differences that can affect member distinction making it very hard to keep accurate records. POA not always notified when property ownership changes.

A discussion was held back in 2020 regarding this subject that each lot holds 2 votes. Fee is based on who owns the property but again POA is not always aware of changes and who is the member when it is a company name.

Discussion ensued regarding property ownership for voting and was decided to go back to covenants created when POA formed and attach for all members to read.

ARC Committee Report presented by George Huson. One additional request. Maria's greenhouse may be completed now and would be removed from the report.

Old Business:

- Estate Rd culvert is collapsing. George has spoken to the county commissioner. It has been added to their list for repair. Great concern to community since only route into subdivision. Black top may not be sold to individuals anymore, but cold-patch is available. Commissioner may come to crawfish boil and may be available for discussion.
- Leslie brought up kayak racks project to hold 8 kayaks. Budget of \$1100 with Gil Ybarro has been approved as contractor. Motion was approved by attendees to move forward with earmarked money from previous fundraisers. Signage discussed to limit liability to POA.
- Sign board fixed. Thank you to those that helped get this done.

New Business:

- Kathy brought up the damage to bulkhead. Tiebacks may be able to be used to prevent further damage until the bulkhead walls can be strapped to the steel. Tieback quote will be handled by David.
- David brought up that a new sturdier gate will be purchased as previously approved.
- Discussion regarding a community scrap/junk collection date. Carol offered to help collect more information to contact local companies who specialize in this.
- July 4th update – Need volunteers! Please contact Vicki and Debbie, who are in charge of this fundraiser for this year. A list will be sent out soon for sign up help. We all know it takes a village to make this successful. Appreciate everyone's help! They will need about 20 coordinators and 60 volunteers! Thanks again to the Senz's for their hard work for all those years.
- Thank you to Gigi who is donating a shuffleboard to the POA!

No other business was presented. Motion to adjourn was presented and seconded. Thanks so much for your attendance and participation.

Next meeting: August 16, 2025

Respectfully submitted,
Denise Nelson

Attachments:
Revised Treasurers Report
Financial Report
ARC Report

LL#3 Financial Report	Jan - Mar	April - June	July - Sept	Oct - Dec	YTD 2025	Budget 2025
First State Bank Checking Account:						
Beginning Balance	\$ 42,822.80	\$ 49,003.17	\$ 47,103.50	\$ 47,103.50		
Operating Deposits:						
Mem Dues & Maint Fees	\$ 8,236.60	\$ 2,053.40	\$ -	\$ -	\$ 10,290.00	\$ 10,500.00
Pav Donations, Trf Fees, Other**	\$ 175.00	\$ 1,670.00	\$ -	\$ -	\$ 1,845.00	\$ 1,500.00
Total Oper Deposits	\$ 8,411.60	\$ 3,723.40	\$ -	\$ -	\$ 12,135.00	\$ 12,000.00
Operating Disbursements:						
LLWS & SSC - Water	\$ (158.29)	\$ (181.76)	\$ -	\$ -	\$ (340.05)	\$ (610.00)
SHECO - Electricity	\$ (683.60)	\$ (763.57)	\$ -	\$ -	\$ (1,447.17)	\$ (3,500.00)
Lawn, Trees, Ditches Maintenance	\$ (440.00)	\$ (725.00)	\$ -	\$ -	\$ (1,165.00)	\$ (2,200.00)
TRA - Annual Shoreline/Septic Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (300.00)
Tapco (ANCO) Underwriters - Com Liability Ins	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,500.00)
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (600.00)
Cleaning, maintenance for Pavilion	\$ (73.00)	\$ (460.92)	\$ -	\$ -	\$ (533.92)	\$ (310.00)
Postage, box rental, copies, fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (300.00)
Supplies, Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (350.00)
Professional fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (10,000.00)
Total Oper Disbursements	\$ (1,354.89)	\$ (2,131.25)	\$ -	\$ -	\$ (3,486.14)	\$ 2,000.00
Excess Oper Deposits (Disbursements)	\$ 7,056.71	\$ 1,592.15	\$ -	\$ -	\$ 8,648.86	
Fundraising and Capital Spending:						
July 4th Fundraiser - INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	
July 4th Fundraiser - EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (30.32)
Boat Ramp and Point Projects Spending (from below)	\$ (876.34)	\$ (3,491.82)	\$ -	\$ -	\$ (4,368.16)	\$ (30.32)
Excess Fundraising (Capital Spending)	\$ (876.34)	\$ (3,491.82)	\$ -	\$ -	\$ (4,368.16)	\$ (30.32)
Ending Balance Checking Account	\$ 49,003.17	\$ 47,103.50	\$ 47,103.50	\$ 47,103.50	\$ 47,103.50	\$ 44,792.48
Petty Cash	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00
Total Cash	\$ 49,073.17	\$ 47,173.50	\$ 47,173.50	\$ 47,173.50	\$ 47,173.50	\$ 44,862.48
Designated Funds						
Boat ramp and point projects	\$ 1,791.50	\$ (30.32)	\$ (30.32)	\$ (30.32)	\$ (30.32)	
Operating funds - target balance \$20,000	\$ 47,281.67	\$ 47,203.82	\$ 47,203.82	\$ 47,203.82	\$ 47,203.82	
Total Cash	\$ 49,073.17	\$ 47,173.50	\$ 47,173.50	\$ 47,173.50	\$ 47,173.50	

	Jan - Mar	April - June	July - Sept	Oct - Dec	YTD 2025
Boat Ramp and Point Projects Spending					
Flag & Pole Cord	\$ (49.04)	\$ -	\$ -	\$ -	\$ (49.04)
Painter for Pavilion	\$ (827.30)	\$ -	\$ -	\$ -	\$ (827.30)
Painter for Pavilion	\$ -	\$ (700.00)	\$ -	\$ -	\$ (700.00)
Electrical supplies	\$ -	\$ -	\$ -	\$ -	\$ -
New gate, parts	\$ -	\$ -	\$ -	\$ -	\$ -
Labor & parts for Lights for Point	\$ -	\$ (1,165.93)	\$ -	\$ -	\$ (1,165.93)
Fishing Pier - Labor & Material	\$ -	\$ (483.17)	\$ -	\$ -	\$ (483.17)
Snow Cone Machine & Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Pop Corn Machine & Fireworks for the 4th	\$ -	\$ (650.00)	\$ -	\$ -	\$ (650.00)
Kayak Rack	\$ -	\$ -	\$ -	\$ -	\$ -
Pavillion Septic System Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Misc. Pavillion Expenses	\$ (876.34)	\$ (3,491.82)	\$ -	\$ -	\$ (4,368.16)
Year to date Spending by Quarter	\$ 2,492.84	\$ 1,791.50	\$ (30.32)	\$ (30.32)	\$ -
Designated balance from 12/31/23	\$ 175.00	\$ 1,670.00	\$ -	\$ -	\$ 1,845.00
Designated Deposits for Pav Donations, Trf Fees, Other**	\$ -	\$ -	\$ -	\$ -	\$ -
Funds designated for Boat Ramp and Point - BALANCE	\$ 1,791.50	\$ (30.32)	\$ (30.32)	\$ (30.32)	\$ (30.32)

LLE #3 Financial Report

First State Bank Checking Account:

	YTD 2024	Budget 2025
Beginning Balance	\$ 42,822.80	
Operating Deposits:		
Mem Dues & Maint Fees	\$ 10,290.00	\$ 10,500.00
Pav Donations, Trf Fees, Other**	\$ 1,845.00	\$ 1,500.00
Total Oper Deposits	\$ 12,135.00	\$ 12,000.00
Operating Disbursements:		
LLWS & SSC - Water	\$ (340.05)	\$ (610.00)
SHECO – Electricity	\$ (1,447.17)	\$ (3,500.00)
Lawn, Trees, Ditches Maintenance	\$ (1,165.00)	\$ (2,200.00)
TRA - Annual Shoreline/Septic Fees	\$ -	\$ (300.00)
Tapco (ANCO) Underwriters - Com Liability Ins	\$ -	\$ (1,500.00)
Property Taxes	\$ -	\$ (600.00)
Cleaning, maintenance for Pavilion	\$ -	\$ (300.00)
Postage, box rental, copies, fees	\$ (533.92)	\$ (310.00)
Supplies, Other	\$ -	\$ (330.00)
Professional fees	\$ -	\$ (350.00)
Total Oper Disbursements	\$ (3,486.14)	\$ (10,000.00)
Excess Oper Deposits (Disbursements)	\$ 8,648.86	\$ 2,000.00
Fundraising and Capital Spending:		
July 4th Fundraiser - INCOME	\$ -	
July 4th Fundraiser - EXPENSES	\$ -	
Boat Ramp and Point Projects Spending (from below)	\$ (4,368.16)	\$ (30.32)
Excess Fundraising (Capital Spending)	\$ (4,368.16)	\$ (30.32)

Ending Balance Checking Account

	\$ 47,103.50	\$ 44,792.48
Petty Cash	\$ 70.00	\$ 70.00
Total Cash	\$ 47,173.50	\$ 44,862.48
Designated Funds		
Boat ramp and point projects	\$ (30.32)	\$ -
Operating funds - target balance \$20,000	\$ 47,203.82	\$ 44,862.48
Total Cash	\$ 47,173.50	\$ 44,862.48

Boat Ramp and Point Projects Spending	YTD 2024
Flag & Pole Cord	\$ (49.04)
Paint for Pavilion	\$ (827.30)
Painter for Pavilion	\$ (700.00)
Electrical supplies	\$ -
New gate, parts	\$ -
Labor & parts for Lights for Point	\$ (1,165.93)
Fishing Pier - Labor & Material	\$ -
Snow Cone Machine & Supplies	\$ (483.17)
Pop Corn Machine & Fireworks for the 4th	\$ -
Kayak Rack	\$ (650.00)
Pavillion Septic System Expenses	\$ -
Misc. Pavillion Expenses	\$ -
Year to date Spending by Quarter	\$ (4,368.16)
Designated balance from 12/31/23	\$ 2,492.84
Designated Deposits for Pav Donations, Trf Fees, Other**	\$ 1,845.00
Funds designated for Boat Ramp and Point - BALANCE	\$ (30.32)

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 prebuilit 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	Done
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 build and Garage	work in progress
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	Done
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	3/17/2025	Maria Priscilla Castileja	164 Lesure Ln.	GREENHOUSE	Done
28	8/1/2025	Mike McCollom	181 N Lakeshore	back yard inground pool	not started yet
29					
30					