

**The Lake of Egypt
Association of Property Owners
(LEAPO)**

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**Minutes of the Meeting for
The Lake of Egypt Association of Property Owners
Lake Egypt Fire Station #1
12228 Lake of Egypt Rd.
August 12, 2025**

The monthly meeting of the Lake of Egypt Association of Property Owners was called to order by President Vonda Roedel at 7:02 pm with a quorum.

Members in attendance: Lori Christakos, Pharaohs Gardens; Cyndie Cook, Pyramid Acres; Debra Hilt, Woodland Hills; Sharon Karraker, Robinwoods; Kirk Kotansky, Egyptian Hills 4th; Ginny Lambert, Saline Rock; Betty Lamkin, Egypt Shores; Lori Lance, Robinwoods 4th & Ext.; Terri Machel, Adams Acres; Peggy McPhillips, Sugar Creek; Patricia Nardini, Lake Estates; Leroy Pfaltzgraff, Robinwoods; Arlene Rhodes, Clifty Bay; Teri Richard, Eagle Point Bay; Vonda Roedel, Deer Ridge; Diana Schaefer, Crestwood; Ed Simmons, Westgate; Skip Steffen, Lake Crest; Pam Wall, Hunts Resort; Peggy Wollberg, Deer Ridge.

Members not in attendance: Erin Anderson, Pharaohs Gardens; Mike Conway, Mallards Landing; Allison Culp, Egyptian Hills; Sherie DeDore, Egyptian Acres; Lin Escherich, North Shoreland; Meghan Healey, Luxor Landing; Sid Helle, Howards Lakeside; Marty Hinz, Luxor Landing; Bart Kievet, Wagon Creek Ranch; Christine Ladwig, The Peninsula; Elaine Little, Sunset Harbor; Larry Marks, North Shoreland; Carol Oldham, Eagle Point Bay; Steve Rosendahl, Eagle Point Bay; Lori Shannon, Country Club.

Associate members in attendance: Kathy Holbrook, Egyptian Hills 4th; Donna Humphrey, Egyptian Hills 4th; Mark Humphrey, Egyptian Hills 4th; Jeannette Lamphear, Egypt Shores; Ed Roedel, Deer Ridge.

Associate members not in attendance: Mike Hinz, Luxor Landing; Lana Kievet, Wagon Creek Ranch; Jerry Odom, LEFPD Chief; Lori Power, Grahams Acres.

INTRODUCTION OF GUESTS: David Hilt, Woodland Hills; Faye Nash, North Shoreland; Michael Kaiser, Lake Estates; Racheal Puckett, Deer Ridge.

CORRESPONDENCE: None

MINUTES: The minutes for July 8, 2025 were reviewed. Sharon Karraker did not approve of the explanation in New Business regarding the grant money returned to LEAPO by Country Club subdivision. Betty Lamkin was not present at the July meeting and could not comment directly on what was reported. She did suggest that the minutes should identify the board position of those mentioned in the minutes; i.e., President Roedel, VP Steffen, etc. Betty Lamkin made a motion that future reporting in the minutes state the board position/title of those who may be mentioned, second by Ginny Lambert, approved.

TREASURERS REPORT: The July treasurers report was presented by Cyndie Cook. A motion to approve was made by Ginny Lambert, second by Peggy Wollberg, approved.

COMMITTEE REPORTS

ASSESSMENT/DEVELOPMENT: Vonda Roedel said there will be a committee meeting regarding grants, like last year. She said grant guidelines will be reviewed and if a member does not show up at monthly meetings, they will not receive grant money. Betty Lamkin talked about recipients providing proof of what grant money was used for. Terri Machel said the grant program has lost integrity since a grant application received 3 months late was ultimately approved. Sharon Karraker said that was her grant and it was late because it was lost in the mail. Lori Lance asked how will we know what the guidelines are.

BY-LAWS: No report

COMMUNITY SERVICES: Skip Steffen talked about asking our sponsors to attend monthly meetings and make a 7–10-minute presentation; everyone agreed it is a good idea. Skip named several sponsors to invite. Donna Humphrey announced the next Adopt A Highway will be September. She announced a trash pickup on August 22nd at 8am to clean up South Market. She said we have 70 barrels for cans and the volunteers pick up the cans from the businesses. Donna then explained the recycling process at Cimco in Carbondale. Teri Richard asked about having only 5 people to handle 70 barrels and how many volunteer hours are spent. David Hilt we now receive .70 per pound which is up from .65. The old can trailer is in good shape and there was not a lot of trash when it was emptied. Donna & David thanked everyone! David Hilt then talked about the contest to guess how much did the cans weigh and the winner was Buddy Hopson with a guess of 637 lbs. (650lbs was actual weight). A sign for the road side of the trailer has been suggested. Kirk Kotansky got 3 bids and will need \$262.80 for a new sign. This will be paid from the can money. He also said repairs will be made this winter and funds will also come from the can trailer. Vonda Roedel said Kevin Williams from the Elks should get a gift card for the work he has done. Arlene Rhodes suggested we get can crushers and everyone liked the idea. Michael Kaiser suggested we check with Cimco who may not want the cans crushed but David Hilt said crushing the cans would be good.

COMPLIANCE/FINANCE: Skip Steffen talked about the grant money check being returned to Leapo. He said the woman who returned the money has now written a letter stating she was making a \$700 donation and the \$600 will not be refunded.

GRIEVANCE/PUBLIC SAFETY: Kirk Kotansky said the fish study is done. Christine Ladwig said she is working on a fall meeting with SIPC. She also said the lake biologist will be at our October meeting. Skip Steffen reported SIPC has put out new buoys.

LEFPD: No report

UNFINISHED BUSINESS: Vonda Roedel reported that the meeting minutes will be posted on our website. Ginny Lambert had nothing to report about Bulldog. A committee of Skip Steffen and Kirk Kotansky are working on an evacuation plan. Kathy Holbrook gave an update on The Anchor.

NEW BUSINESS: Vonda Roedel is working with Skip Steffen and Kirk Kotansky on marketing with items such as key chains, hats, etc. Mark Humphrey will also be on the marketing committee. The LEAPO trifold brochures need to be updated. Ginny Lambert suggested we make up welcome bags and give them to realtors; the lake map needs to be updated. Skip Steffen announced that the LEFPD ambulance is free according to an invoice he had received. Trunk or Treat is a rain or shine event; Teri Richard and Peggy Wollberg volunteered for the committee. Cyndie Cook reminded all her email is treasurer@leapo.com. David Hilt has keys for the trailer and board members need to have keys. Vonda Roedel has keys to storage and announced we still have a BBQ pit available to lend. She then thanked all the can people and Kirk Kotansky gave stats on the program.

A motion to adjourn was made by Peggy Wollberg, second by Betty Lamkin, motion approved. The meeting was adjourned at 8:09pm and the next meeting is September 9, 2025.

Respectfully submitted,

Kathy Holbrook

Document Distribution: Agenda for August 12, 2025
Minutes of the Meeting for July 8, 2025
Treasurer Report for July, 2025