

**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.
July 8, 2025**

The monthly meeting of the Lake of Egypt Association of Property Owners was called to order by President Vonda Roedel at 7:03 pm with a quorum.

Members in attendance: Erin Anderson, Pharaohs Gardens; Cyndie Cook, Pyramid Acres; Lin Escherich, North Shoreland; Debra Hilt, Woodland Hills; Sharon Karraker, Robinwoods; Kirk Kotansky, Egyptian Hills 4th; Christine Ladwig, The Peninsula; Lori Lance, Robinwoods 4th & Ext.; Terri Machel, Adams Acres; Peggy McPhillips, Sugar Creek; Patricia Nardini, Lake Estates; Leroy Pfaltzgraff, Robinwoods; Arlene Rhodes, Clifty Bay; Vonda Roedel, Deer Ridge; Diana Schaefer, Crestwood; Lori Shannon, Country Club; Skip Steffen, Lake Crest; Pam Wall, Hunts Resort.

Members not in attendance: Lori Christakos, Pharaohs Gardens; Mike Conway, Mallards Landing; Allison Culp, Egyptian Hills; Sherie DeDore, Egyptian Acres; Meghan Healey, Luxor Landing; Sid Helle, Howards Lakeside; Marty Hinz, Luxor Landing; Bart Kievet, Wagon Creek Ranch; Ginny Lambert, Saline Rock; Betty Lamkin, Egypt Shores; Elaine Little, Sunset Harbor; Larry Marks, North Shoreland; Carol Oldham, Eagle Point Bay; Teri Richard, Eagle Point Bay; Steve Rosendahl, Eagle Point Bay; Ed Simmons, Westgate; Peggy Wollberg, Deer Ridge.

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: Deborah Saylor Connell, North Shoreland; David Hilt, Woodland Hills; Michael Kaiser, Lake Estates; Lisa Steffen, Lake Crest.

CORRESPONDENCE: None

MINUTES: Minutes for June 10, 2025 were reviewed and accepted as written.

TREASURERS REPORT: The report for June was explained by Terri Machel who also explained the Budget vs. Actual in depth. Cyndie Cook commended Terri on a great, very thorough job as treasurer. A motion to accept the treasurers report was made by Lin Escherich, second by Sharon Karraker, approved. A motion to accept the budget was made by Lori Shannon, second by Lin Escherich, approved.

COMMITTEE REPORTS

ASSESSMENT/DEVELOPMENT: No report

BY-LAWS: Skip Steffen announced the committee will be working on the continuing review of the by-laws which will be posted on the Leapo website.

COMMUNITY SERVICES: Donna Humphrey talked about the last Adopt-A-Highway pickup on June 11th and how some subdivisions were rained out on their planned trash pickups. Egypt Shores and Sugar Creek collected trash checks for their pickups. Kirk Kotansky talked about the aluminum can project and we now have 67 cans in the area for donations.

COMPLIANCE/FINANCE: No report

GRIEVANCE/PUBLIC SAFETY: Christine Ladwig has not had word from SIPC yet on the fish study. Patti Powell from The Peninsula will be coming to a monthly meeting to speak about lake weeks.

LEFPD: No report

UNFINISHED BUSINESS: David Hilt spoke about giving a check to Elks; he spoke with Kevin Williams who will have the new trailer done very soon; David Hilt is also doing some work on the current trailer.

NEW BUSINESS: Vonda Roedel talked about marketing message on the tri-fold brochure and the lake map, and the need to update both publications. Erin Anderson suggested a laminated map which could also display the lake rules. Vonda asked for volunteers for a marketing committee. Vonda, Skip Steffen, and Kirk Kotansky are working on an emergency evacuation plan; Lin Escherich said Leroy Pfaltzgraft could also assist. Jeannette Lamphear asked about the survey Rick George was taking at the annual meeting, which was a short survey about emergency response alerts and how we receive them. Vonda said she will get Rick George at the next monthly meeting. Vonda has a vendor who can put LEAPO on the vests we use for trash pickups. Kathy Holbrook gave an update on The Anchor.

Terri Machel then handed out copies of text messages and info regarding an unusual \$700 deposit made by Vonda Roedel. Terri was directed by Vonda Roedel to credit \$600 to the grant account and \$100 to the fireworks account.; she declined to provide any explanation. Terri requested a copy of the check from the bank and found in the LEAPO accounting records that a LEAPO Grant check in the amount of \$600 was issued to Country Club Subdivision in 2021, But

the check was never cashed, or deposited. Our records indicate we voided the check in December, 2021. The subdivision rep for Country Club believed she owed LEAPO the \$600 of grant money, and was moving out of state. Since no improvement had ever been made at their subdivision, she wanted to return the grant money. The rep contacted Vonda, they met up, and Vonda accepted a check for \$700 from the former subdivision rep for Country Club. After a lengthy, sometimes spirited discussion, the consensus of the quorum present is to return the \$600 to the former subdivision rep for Country Club and thank her for the \$100 donation. Skip Steffen attended the monthly board meeting of Williamson County and said a rumor is taxes are going up \$25%. Williamson County is working on an analysis of lake properties and the new assessor wants to make his mark. Skip provided a lot of information, and tax bills will be out in September. A lengthy discussion followed; all agreed a good idea would be to have LEAPO rep(s) attend the monthly board meetings to help keep us informed.

A motion to adjourn was made by Kirk Kotansky, second by Diana Schaefer, motion approved. The meeting was adjourned at 8:15 pm and the next meeting is September 9, 2025.

Respectfully submitted,

Kathy Holbrook

Document Distribution: Agenda for July 8, 2025
Minutes of the Meeting for June 10, 2025
Treasurer Report for June, 2025
Budget vs Actual ending 6/30/2025