

Leisure Lake Association, Inc.  
Board Meeting Minutes  
October 12, 2019 Approved

**Board Members Present for Roll Call/Meeting:** Mike Parkhurst, Kim Telkamp, Denise Lindquist, Jason Shanks, Alan Smith, Denise Johnson, Cinda Stifel, and Tom Metzgar.

**Board Members Absent for Roll Call/Meeting:** Randy Wellman, Rodney Dilley and Miles Tratchel

**Guests:** Carolyn Kelso, Tom Laurie, Nancy Thrap, Ginny Johns, Connie Metzgar, Mike Smith, Becky Thrap and Kristie Martin.

Mike Parkhurst called meeting to order at 9:02 a.m. and took roll call. Guest roll call followed.

**Guests Discussion & Comments:** Tom Laurie addressed the Board requesting updates on the roads. Tom Metzgar reported that roads will be addressed as soon as we have working equipment.

**Minutes/Financials:**

September 2019 Minutes

Jason Shanks made a motion to approve the September 14, 2019 Meeting Minutes. Tom Metzgar seconded the motion. **Motion carried.**

August 2019 Financials:

Jason Shanks made a motion to approve the August 2019 financials. Denise Johnson seconded the motion. **Motion carried.**

**Committee Reports/Committee Listing Review:**

**Road Committee:** Tom Metzgar reported that on 10/7/19 Troy George, Mike and Alan Smith and himself worked on culverts and cut trees on Plaza and Catalina (not completed) along with Lakeview Drive. Troy George assessed the lake \$250.00 for his time and labor. On 10/8/19, a resident reported a washout on her driveway. In addition, Mike Smith & Tom Metzgar went to Crow Miller for an update on the claim for the tractor. He reported that the since that visit, the Lake has received a \$10,000.00 settlement check from the insurance company for the tractor fire. Tom Metzgar will follow up with the insurance company to inquire if we keep the tractor. He and Mike then went to visit Paul Derry to obtain an update on the primer pump. Paul tried to repair it with a second hand piece which didn't work so a new piece had to be ordered. On 10/10/2019, Tom Metzgar went to the Grundy County Courthouse to speak with members of the road committee regarding NW 25<sup>th</sup> Street rock, road grading and replacing culverts. He was informed that a member of the road committee will be out to take pictures and to assess NW 25<sup>th</sup> on October 12<sup>th</sup> for additional rock/grading and that culverts will be replaced at no cost. The lake was told they cannot perform any work on the county road as it poses a liability and that we could be held financially liable in case of an accident and/or lawsuit. Tom Metzgar continued to report that the dumpsters are being used by members not in good standing. While we have a photo of the vehicle, we need a head shot and/or a photo of the license plate to prosecute. He went on to say that Jerry Hostetler hauls gravel and gave an estimate, however the trees still need to be cut. Lastly, Tom Metzgar stated that he purchased new batteries for the Dump Truck and that an audit of the maintenance building needs to be conducted.

**Building Committee:** Alan Smith reported no new permits requested or construction.

**By-Laws:** No report.

**Lake Reclamation:** Ginny Johns discussed the log jam and mud from all the rain by their residence and Jason Shanks residence. There is an island by her residence that needs to be cleaned out and rock dumped. She proposed lowering the lake and stated that residents with docks are not opposed to lowering the lake. Discussion ensued. The Committee will need to meet and get a proposal with solid costs and report to the Board.

**Audit Committee:** No report. (Quarterly Event)

**Vision & Mission Committee:** Kim Telkamp reported that the committee purchased a new Welcome sign with the money they raised last year. The post needs work done before the sign can be installed. The new sign reads, “The Lake Welcomes You”.

**Lake and Property Maintenance Committee:** No report.

**Budget Committee:** No report.

**Election Committee:** No report. (Annual Event)

**Fishing Tournament:** No report. (Annual Event)

**Nominating Committee:** No report. (Annual Event)

**Legal Committee:** Mike Parkhurst wanted an updated list for small claims court. Kristie Martin, Lake Secretary reported that two probate claims were filed and that she is monitoring a potential third that has not yet been filed. Kristie Martin further stated that the Proof of Claim paperwork for a members Chapter 13 Bankruptcy Reorganization have been mailed and received by the court. The Debtor came into the office to discuss their account and were notified to seek clarity with their attorney regarding the 2020 Annual Assessments billing in addition to the current proposed payment plan provided by Court Trustee. Discussion ensued.

**Ladies of the Lake:** Cinda Stifel reported a Weenie Roast will be being held at 5 p.m. on October 26, 2019 at the beach. In case of inclement weather, the Weenie Roast will be held at the Shelter House. Hot dogs and chili is provided. Bring a dish to share with your neighbors! Their next meeting will be on Friday, November 11, 2019, at Deanna McCarter’s. The group plans to meet monthly. If anyone would like to join please notify the office. Cinda Stifel also stated that the lady at the quilt shop she goes to, will be coming down to teach folks how to make rugs out of the 2.5-inch strips.

**Shelter House:** Tom Metzgar reported that in the next week all insulation will be in up in the ceiling. No work day is planned.

**Spillway Committee:** Kenny Thrap was unable to be at the Board Meeting, however, he emailed a copy of the minutes from the Committee meeting to the lake office. Kenny Thrap has been in contact with H & S Contracting to discuss the willingness to provide budgeting for the project on options 2 and 3. The Committee is not asking for any decision at this point. Options 2, 3 or 4 seem most feasible to him. Once he receives numbers he will call a meeting of the Committee. Meeting minutes from 9/4/2019 will be included with these meeting minutes. Each Board member was given a copy of Kenny Thrap’s email and September 145, 2019 meeting minutes.

**Office Committee:** Becky Thrap reported that the lake received a refund from the workman’s comp audit. Currently, we are working on Annual billing. If there is anything you need please contact Becky Thrap as to keep Kristie on target for the November 1<sup>st</sup> mailing deadline. The office has established policies and procedures already in place. Should you desire to deviate from these policies and procedures to accommodate a special deadline, etc. please contact Becky Thrap. Kristie Martin, the Lake Secretary, has recently celebrated her one year of employment. Congratulations!

### **Old Business:**

- A. Building Permits: Previously discussed
- B. Road Grader Repair Update: Previously discussed
- C. 1975 Ford Tractor Fire: Received \$10,000.00 reimbursement from the insurance company.
- D. Payment Plans: Explained how payment plans work for the new board members. A list of those on Payment Plans who are not making payments will be generated for the Legal Committee. You can file 12 cases d per calendar year for small claims. Discussion ensued.
- E. Tom Metzgar requested additional hours for Mike Smith since he has been able to work without equipment. Becky Thrap stated that he can work his unused hours for future projects as his hours even out over the course of the year. Discussion ensued. Probate Cases: Previously discussed
- F. Probate Cases: Previously discussed. Secondary Safe Deposit Box: Carlyne Kelso updated the Board that a new box was procured, and all documents were transferred to the new box.

- G. Secondary Safe Deposit Box: Carolyn Kelso updated the Board that a new box was procured, and all documents were transferred to the new box.

**New Business:**

- A. Little Leisure Timeline: Mike Parkhurst presented that per research from the old meeting minutes, should the \$26,600.00 not get spent by the deadline, any unused funds do not go to the general fund. Rather any remaining funds get returned to the ELB, however, now that the ELB has been sold any remaining funds is returned to the firefighters. Funds must be used by March of 2023. This was to be used to rebuild Little Leisure Lake. Discussion ensued. A Little Leisure Committee was established. Members of this Committee are: Alan Smith, Mike Parkhurst and Jason Shanks. Army Corp of Engineer governs Little Leisure Lake.
- B. By-Law Committee: Creation of Board of Directors Oath of Office Form: Mike Parkhurst suggested the creation of this Oath of Office. He asked the By-Law Committee to come up with a proposal for the Board and bring it to the next meeting.
- C. Beach House Closing for the winter: In addition to the Beach House, the Shelter House and Lake Office need to be winterized. Pipes need to be drained, office needs verification that the heat tape is in good working order, and vents have already been covered.
- D. Director Signs: Becky Thrap passed out Director Signs to Cinda Stifel and Denise Lindquist in Unit 2 and Jason Shanks in Unit 3.
- E. Attempted Break-in of the Shelter House: a paper clip was found in the door lock that had broken off. Previously discussed.
- F. Dumpster Camera Photos: Becky Thrap mentioned that we had people volunteer to look at pictures. Does this need to be a committee that reports to the board each month with pictures to take to small claims court. It was agreed to upon. Lynn McCarter, Dale Hansen, Nancy Thrap, Alan Smith are the Committee members. Jason Shanks proposed the purchase of a DVR Camera System to cover multiple angles to get faces and license plates. Mike Parkhurst and Jason Shanks will research purchase options. Discussion ensued.
- G. Buoy: Alan Smith created seven more buoy since last meeting. Alan Smith stated he can make two more for approximately \$25.00. He also has more buoys that will need to be placed in the maintenance shed.
- H. Rental Building: Lynn McCarter is in charge of the rental spaces for the former ELB building and will need to be contacted for partition status to begin renting. There may be interest from the Rural Fire Department to rent space.

Denise Johnson made a motion to adjourn. Jason Shanks 2nd the motion. **Motion carried.** Meeting adjourned at 10:47 a.m.

Denise Johnson and Jason Shanks **rescinded their motions** to discuss Mike Smith's proposal for equipment needs.

Mike Smith presented to the Board that the most important item that need to be addressed at the lake is drainage. Mike Smith has conducted online research to locate backhoes in the \$10,000.00 - \$15,000.00 range. The Kansas Turnpike Authority is having an online auction sale at purplewave.com. The Kanas state equipment has service and maintenance records. It was suggested to go and physically look at the equipment prior to bidding. Discussion ensued.

Jason Shanks made a motion to bid and spend a total of \$18,500.00 (\$10,000.00 out of the general fund from the insurance check for the 1975 Tractor fire + \$8,000.00 out of Special Assessments + \$500.00 delivery charge out of Special Assessments). Alan Smith 2<sup>nd</sup> the motion. **Motion carried.**

Denise Johnson made a motion to adjourn. Tom Metzgar 2nd the motion. **Motion carried.** Meeting adjourned at 11:12 a.m.

**Next Board Meeting: Saturday, November 9, 2019 at 9:00 a.m.**

Mike Parkhurst  
Respectfully submitted,  
Without Prejudice, All Rights Reserved By: Kristie Martin, A.R.  
Leisure Lake Secretary