

Leisure Lake Association, Inc.  
Board Meeting Minutes  
October 9, 2021- Approved

Denise Lindquist called the Meeting to order at 9:01 a.m. and took roll call at the Shelter House.

**Board Members Present:** Mike Parkhurst, Ginny Johns, Kenny Thrap, Ted Hiers, Cinda Stifel, Denise Lindquist, Randy Wellman, David Knox, Jamie Allen, Tom Metzgar

**Board Members Absent:** Dale Hansen

**Guests:** Angela Knox, Carolyne Kelso, Nancy Thrap, Becky Thrap, Grace Sivadge, Darrell Kelly, Vicki Baker, Denise Johnson, Miles Tratchel, Jack Stifel

**Guest Discussion & Comments:** None

**September 11, 2021 Board Minutes:** Kenny Thrap made the motion to approve the September 11, 2021 minutes, Cinda Stifel seconded the motion. **Motion passed.**

**August 2021 Financials:** Kenny Thrap made the motion to approve the August 2021 financials, Ted Hiers seconded the motion. **Motion passed.**

**Committee Reports:**

**Road Committee:** Denise Lindquist reported we still need rock on Catalina. We are holding off on Culvert. Prices of rock is increasing.

**Building Committee:** David Knox reported they have the procedures redone. Will discuss under old business.

**Vision/Mission Committee:** Angela Knox reported they started on the mail box area and will be completing the work. The Halloween Party is on the 23<sup>rd</sup>.

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

**Lake Reclamation:** No Report

**Security Camera Committee:** Cabinet has been built and extra cameras have been installed. The committee will meet and go review photos.

**Legal Committee:** Ginny Johns reported that there have been 2 won judgements awarded, but have not yet been paid yet. Of our original list, 5 are left that we either don't have an address or the owners reside out of state. Awarded funds for past due assessments are split 40% to the legal committee fund and 60% to the road rock fund. Only funds that are awarded by the judge are included in this split distribution. The legal committee would like to expand it to trespassing and the amounts the abstract office collects. Will add to agenda under new business for November meeting. The office needs the septic tank handouts emailed to the office so we can put online.

**Little Leisure Lake Committee:** Denise Lindquist reported the construction is complete and everything has been seeded. Scheduled next is to have the park surveyed, permanently mark the boundaries, establish a boat ramp and rip rap the dam. We had a lot of black dirt that needed replaced with clay, it was an additional \$15,000. Final cost to the contractor will be reported at the November meeting pending a final invoice.

**Office Committee:** Becky Thrap reported our Missouri Unemployment 2020 Audit came back with no discrepancies. Quarterly taxes have been completed. Check your director contact list so we can finalize and post online. Our work days are starting today and plan on doing once a month but we will increase to two if needed. We would like changing the office hours to being closed Tuesday but open longer on Friday and Saturday – 9 to 5 from October until the end of January and then return to normal hours.

The actual hours will not change, it will just give a full day each week to concentrate on annual billing and then processing the checks that come in without getting interrupted. Board agreed to temporary hours. Properties listed as rent to own, must have the renters name on the deed just like when you purchase from the bank, otherwise it is a rental (which is not allowed) and owner is responsible for assessments. Newsletters – currently cost of newsletters is donated and will becoming to an end in the next year. All ads have expired other than one and it is done next month. Discussion ensued and decided to go with 2 newsletters, one in June and one in November. Committees will need to get all of their activities for that time period to office the 1<sup>st</sup> of the month before the newsletter goes out (May & September). Committee reports for the newsletter are due by 10-11-21 in order to get in the November's newsletter. It was suggested to have a calendar on website and bulletin board with events and shelter house rentals – will start with the new year. We still need the Vision/Mission bank statements and receipts asap so can do the September financials and the quarterly audit also needs done.

**Ladies of the Lake:** Grace Sivadge reported there is a Soup Dinner tonight. There will be 3 judges and everyone will receive 10 tickets to vote for people's choice. In September we had a motorized scavenger hunt and had a great time. Kathy Morrison and Diana Hoppe came in 1<sup>st</sup> place. Our next meeting will be on November 13<sup>th</sup> at 2:00 p.m. at Kristi McCoy's house. All are welcome to attend. December 18<sup>th</sup> will be caroling and cookie exchange, more details to follow. Lighting of Lake will happen this year as well.

**Shelter House Committee:** Denise Lindquist reported there has been problems with not following the checklist exactly. We have updated the contract to take garbage to dumpsters or will forfeit the cleaning deposit.

**Audit Committee:** No report.

**Spillway Committee:** Kenny Thrap reported they met with Dr. Pond to talk about the spillway. In the walk through we saw there is erosion and undercut under spillway structure. There is water migrating under structure that is at the top of spillway on the water side 8 – 10 inches. Water was not going through at this point, we need to find where leaking and repair the damage. Dr. Pond indicate the bottom of the spillway is like our roadways and will always require attention and repair.

**By-Law Committee:** No report.

#### **Old Business:**

- A. Proposed Assessment Increase:** We will hold a workshop next month for directors and budget committee members.
- B. Building Committee Procedures:** Presented revised procedures. Tom Metzgar made the motion to approve the building committee procedures, Ginny seconded, **Motion passed.**
- C. Legal Committee Procedures:** There are two changes that still need to be changed. Under 1 where it states "last week of December" – it should be "1<sup>st</sup> week in January". Also on 2 b, the "upon receiving SIGNED COVENANT" needs removed. Make changes and bring to next meeting to be approved.
- D. Security Camera:** Already discussed.
- E. By-Law Proposed Amendment Revisions:** Vicki Baker handed out the proposed bylaw changes. Kenny Thrap made the motion not to accept the proposed changes to Article IV, Section II, and to keep the current bylaw with no changes. Randy Wellman seconded the motion. Mike Parkhurst requested a roll call vote. Ted Hiers, Cinda Stifel, Kenny Thrap; Tom Metzgar, Randy Wellman all voted to keep the existing bylaw with no changes. Ginny Johns, Mike Parkhurst, Jamie Allen, Dave Knox voted against keeping the existing bylaw with no changes. **Motion Passed.** Article IX Changes from last month weren't made. The last two sentences are procedures shouldn't be in the bylaw and need to be removed. In the sentence that states "Any proposed wording changes are also required to be presented to each director, in writing, at least five (5) days in advanced of the next meeting in which it will be discussed" we need to add "in writing and posted on website and bulletin board". It was suggested to have someone that knows nothing about the bylaw to see if they can understand it, if not may want to rewrite.
- F. Rent to own:** Already Discussed
- G. ELB Large Unit – Clean gutters:** Gutters have been cleaned.

#### **New Business:**

- A. Status of Heater for Shelter House (Jamie Allen):** LOL have raised \$1,000 and are working to get more. Discussion ensued on heating & cooling options. Jamie Allen will obtain bids for electric.
- B. Rod Heston's property, planning to seed it before winter (Jamie Allen):** Don't know, it wasn't seeded before and he is still working on it.

**C. Consider Rocks instead of Telephone Poles across the Dam (Jamie Allen):** Not enough to go along dam and to buy would be expensive. They are supposed to bring some telephone poles from Bethany once available. Cinda Stifel will follow up with them.

**D. Revised Shelter House Agreement to “Ann Hansen Community Center” (Denise Lindquist):** Already discussed.

Mike Parkhurst made a motion to adjourn the meeting, Cinda Stifel seconded the motion. **Motion passed.** Meeting was adjourned at 12:15 p.m.

**Next Board Meeting: November 13, 2021 at 9 a.m. at the Shelter House**

Denise Lindquist, President

Becky Thrap, Office Chair