

Leisure Lake Association, Inc.  
Board Meeting Minutes  
November 9, 2019 Approved

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

**Board Members Absent for Roll Call/Meeting:** Jason Shanks and Miles Tratchel

**Guests:** Carolyn Kelso, Dale Hansen, Kenny Thrap, Mike Smith and Kristie Martin.

Mike Parkhurst called meeting to order at 9:00 a.m. and took roll call. No guest roll call.

**Guests Discussion & Comments:** Dale Hansen stated that he would like to speak during the legal committee report.

**Minutes/Financials:**

October 12, 2019 Minutes

Denise Johnson made a motion to approve the October 12, 2019 Meeting Minutes. Cinda Stifel seconded the motion. **Motion carried.**

September 2019 Financials:

Alan Smith made a motion to approve the September 2019 financials. Denise Johnson seconded the motion. **Motion carried.**

**Committee Reports:**

**Road Committee:** Tom Metzgar reported that Troy George/Owens Trucking replaced a culvert on Plaza/Catalina. Tom Metzgar spoke with Steve Lowry regarding the purchase of a backhoe at Laredo town ship however the rest of the Board members declined the sale. Jerry Hostetler quoted a price to haul rock at a rate of \$2.75/ton which his truck will hold 20-22 tons per load or \$60.00 to deliver rock for the lake. It was reported that there is an interested party who desires to purchase the burnt tractor. Discussion ensued over sale price. Tom Metzgar reported that in addition to needing new batteries for the grader, the windshield on the truck is broken and needs to be repaired so it can pass inspection and stickered by the state. Repair cost for estimated windshield replacement is \$266-\$300. The Maintainer invoice was received for the cost of repairs which was \$3,048.68. Tom Metzgar also reported that he and Mike Smith attended an auction in Iowa to purchase a backhoe however the cost exceed the Board's parameters. Discussion ensued over what type of equipment to purchase that best suits the lake needs. The Board approved Tom Metzgar's gasoline reimbursement to attend the auction in Oskaloosa, IA. Discussion ensued for restructuring the funds previously allocated and approved for equipment purchase at the October 12, 2019 Board meeting. Alan Smith made a motion to reallocate \$4,000.00 to pay for current equipment repairs (maintainer, windshield and batteries) and keep \$6,000.00 for the purchase of a backhoe/truck/other road equipment. Denise Johnson 2<sup>nd</sup> the motion. **Motion carried.** The Board decided that all future repairs must have a written estimate prior to the authorizing repair expenditures.

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

**By-Laws:** No report.

**Lake Reclamation:** No report.

**Audit Committee:** Denise Johnson reported the last audit was August/September 2019 timeframe and another quarterly audit is coming due.

**Vision & Mission Committee:** Kim Telkamp reported that the new sign is up by the mailboxes. Kim Telkamp suggested that the frame holding up the sign needs to be repainted. In addition, Dale Hansen advised that the recycling barrel is full and needs to be dumped. Kim Telkamp stated that she will take care of the recycling the next time the recycling bin is brought to the lake.

**Lake and Property Maintenance Committee:** Mike Smith reported that the maintenance door needs repaired. Dale Hansen advised that he moved all the chemicals for the lily pads into his basement so they wouldn't freeze.

**Budget Committee:** In Becky Thrap's absence, Denise Johnson reported that when the budget is approved, chairs may spend up to the budget amount without additional approval. If they think they need to go over, they need to bring it up to the board with the cost and justification as to why. The Board has to look at a total budget. If they agree to go over budget, they need to know where the money will come from. If an emergency comes up that will need immediate attention before the next board meeting, the President only has authority to spend up to \$500.00. They cannot go over budget and then ask for approval after amount has been spent. Special Assessments are for special projects only. List of projects on special assessment list can change from the original list but cannot be used for line items on the regular budget. Discussion ensued.

Dale Hansen stated that he and Lynn McCarter are to clean out the ELB building so people can rent storage units. However, dividers need to be installed as well as hasps need installation so property owners can get in/out and in case the property owner's fails to pay the Lake can put a lock on it. Dale Hansen stated that they have one spot ready to rent and possibly a second completed. Lynn McCarter is composing the lease agreement and will bring the rate sheet and contract to the lake office once it is completed. Discussion ensued.

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

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

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

**Legal Committee:** Dale Hansen stated he resigned from the legal committee. Dale Hansen presented his concern that he had had prior communications with Wayne Bode (former Laverne Hansen's property) regarding past due balance for lake assessments. Dale Hansen stated that Wayne Bode agreed to pay the lake assessments once the lake property had been sold and asked the Board to not file a claim. In September 2019, a probate claim was filed against the Estate of Laverne Hansen. Discussion ensued. Cinda Stifel made a motion to call Wayne Bode and apologize for filing a probate claim along with offering to Wayne Bode (and the remaining 4 Grantors) to reverse the probate claim in exchange for all 5 grantors signing a notarized promise to pay contract when the property is sold along with providing the option to waive the past due amounts should they decide to sign a covenant on all properties, as per the by-laws. Denise Johnson 2<sup>nd</sup> the motion. **Motion carried.** Denise Lindquist volunteered to call Wayne Bode regarding the matter. The Board stated that the Legal Committee is designated to write the contract.

**Ladies of the Lake:** Cinda Stifel presented that the Weenie Roast was a success and that \$40-\$45 in "Good Will Offerings" were received and if you took any pictures to please send them to her. Cinda Stifel further stated that the next meeting will be on November 15, 2019 at the home of Deanna McCarter to plan activities for the Spring & Summer of 2020 and that everyone is welcome to attend. There are no more events planned for the remainder of 2019.

**Shelter House:** Dale Hansen reported currently the shelter house is needing to finish the insulation as it is not done. There will a workday in the future. Alan Smith has volunteered to winterize the Shelter House.

**Spillway Committee:** Kenny Thrap stated that he had sent an email to the contractor for pricing and at this time is awaits follow up replies. Additional information was forwarded via email to committee members prior to the Board meeting.

**Office Committee:** Denise Johnson reported annual billings were mailed out on November 1, 2019. The Legal Committee will receive an updated list next week. Ask if anyone is willing to hang up Members Not in Good Standing List by the mail boxes.

## **Old Business:**

The Board decided to keep listing unfinished business on the agenda until it has been resolved.

- A. Little Leisure Timeline: Deadline is March 2023. Discussion ensued over the legal aspects of repairing the Dam at Little Leisure. It was determined that the lake owns most of the land under Little Leisure. Discussion ensued. Denise Johnson is to research if there is a contract between Leisure Lake and the ELB. Little Leisure Committee members are Alan Smith, Mike Parkhurst and Jason Shanks and have not met.
- B. By-Law Committee: No report.
- C. Winter Weatherization's of the Beach/Beach House, Office & Shelter House: Alan Smith stated that he closed down the beach and bath house and will take care of winterizing the Shelter House. Denise Johnson stated that the office needed the heat tape checked to see if works. The office air conditioner was been removed by Bill Johnson.
- D. Director Signs: Done.
- E. Potential break-in of the Shelter House: Tom Metzgar had previously commented on this last month.
- F. Dumpster Camera Photos: Discussion at the October 12, 2019 meeting that a wired camera was needed. Jason Shanks was tasked to price them. Mike Parkhurst stated that he has a lead on a camera system but it sold. Discussion ensued over options/placement. It was suggested that the video needs to reviewed twice a month and that a letter needs be sent to the offender prior to the evidence being submitted to the police. The Board President is authorized to spend \$500.00 without Board approval in order to purchase a system.
- G. ELB rental status update: It was stated that divider walls need to be erected as well as the door needs to be fixed on the building. Al Smith is to follow up on an advertised lead for fencing. Kristie Martin is to follow up with Lynn McCarter regarding the status of the rental contracts and price sheet. Dale Hansen contacted Steven's Construction regarding tree removal (no rate provided) and then Paige Tree Service as to cost of \$750.00 to grind trees down to ground level. Discussion ensued. A work day needs to be scheduled to complete necessary projects.
- H. Continue Brush Clearing Project: Willow trees needs to be trimmed. Date needs to be scheduled.
- I. Unblocking Bridge by the John's property in Unit 3: The washout on the north side was filled with rock. Discussion ensued.

## **New Business:**

- A. Update on Cathy Brown complaint: Cathy Brown called the office and the Board President and stated that there is an ongoing issue with her neighbor. It was suggested to her to contact the police if issues persist
- B. Budget: Stick to Budget guidelines when considering lake purchases: Example: Fish. There was no budget for the fish as it was to be 100% funded by donations. The \$165.00 is allocated for the Annual Fishing Derby. Donations totaled \$ \$750.00. The recent purchase of 400 walleye was \$840.00 when the Board only approved the purchase of \$600 and of 250 walleye. The bottom line is that we need to control spending.
- C. Special Assessments: This was previously discussed in the budget report.
- D. Maintenance Person: Denise Johnson presented that the lake no longer has any one to handle maintenance at the lake other than roads. Since there is no room in the budget to increase hours at this time, we will need residents of the lake will need to volunteer for projects.

- E. Winter Board Meetings: Previously, the Board did not have meetings in December, January and February due to weather, etc. Mike Parkhurst reported on the changes in the Missouri Sunshine Law in 2019. Due to the ability to communicate via electronic means, i.e. social media, etc., according to new laws implemented into the Sunshine Law, you can now conduct a meeting with members by phone and other social media, etc. if the meeting failed to have a physical quorum present for voting purposes so the meeting, for example, so the meetings would not have to be cancelled. Mike Parkhurst recommended that Board meetings should continue in the winter months.
- F. Road Maintainer Status update: Previously discussed in the Road Committee.
- G. Possible purchase of backhoe: Mike Parkhurst recommended that the purchase of a backhoe/truck/other road equipment is tabled.

Denise Lindquist made a motion to use \$4,000.00 to pay for the current repairs of the maintainer, used \$6,000.00 to purchase a truck and to move the \$8,500.00 back into special assessments. Denise Johnson 2<sup>nd</sup> the motion. **Motion carried.** (This replaces the motion under the road committee report)

Denise Lindquist inquired as to who will be in charge of selling the tractor and at what price. Discussion ensued. Denise Lindquist made a motion to allow a 2 week listing online for \$2500.00 obo by Alan Smith. If it doesn't sell at the end of 2 weeks, then contact Derry Equipment who is interested in purchasing the tractor. Kim Telkamp 2<sup>nd</sup> the motion. **Motion carried.**

Kenny Thrap stated that the lake owns the land under the water and the dam. Kenny Thrap suggested that we get a surveyed to prove the lake is not trespassing and speak to Tara Walker, the lake lawyer regarding the need to have approval of the adjacent land owners to rebuild the dam and any the height requirements and then rebuild the dam.

Denise Johnson made a motion to adjourn. Alan Smith 2<sup>nd</sup> the motion. **Motion carried.** Meeting adjourned at 12:16 p.m.

**Next Board Meeting: Saturday, December 14, 2019 at 9:00 a.m.**

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