

Leisure Lake Association, Inc.

Board Meeting Minutes

October 14, 2017 (approved)

**Board Members Present:** Charlie Pattee, Dale Hansen, Randy Wellman, Kim Telkamp, Rose Welsh, Carolyn Kelso, Denise Johnson, Alan Smith, Jerry Nibarger, and Lynn McCarter.

**Guests:** Becky Thrap, Kenny P. Thrap, Betty Austinson, Jack Wright, Rick Lee, and Rachel Zesch.

Charlie took roll call.

**Guests/Discussion:** Jack Wright stated that there is a dock sinking on the SW side of lake; the financials need updated on our website; the board had passed a motion in July to transfer \$5,000 from special assessments into our checking account to use for legal fees. Jack stated that the Special Assessment account was to be used for the 1, 3, & 5 year projects as previously voted on.

Rachel Zesch gave a report on the feral cats by the dumpster. Most of the cats are now gone.

**Minutes / Financials:** Dale Hansen motioned to accept the September meeting minutes. Denise Johnson seconded the motion. Motion carries. Denise Johnson motioned to accept the revised July Financials and Rose Welsh seconded the motion. Motion carries. Rose Welsh motioned to accept the August Financials. Lynn McCarter seconded. Motion carries. Denise Johnson motioned to accept the September Financials and Dale Hansen seconded. Motion carries.

**Committee Reports**

**Road Committee:** Jerry Nibarger reported that there are a couple of places where someone has put concrete into the culvert tubing, therefore diverting water into the roadway instead of the ditches. Jerry asked the board if he needs to fix the problem and if so, will the board back him up. Jerry would only be able to remedy the Leisure Lake right-of-way. Jerry noted that Leisure Lake does not have the equipment to fix this. Each board member was asked if the culverts need fixed and each member of the board agreed. The owner is responsible for surveying their own land.

Jerry also reported that some of the corners and right-of-ways are being cleaned up by volunteers.

**By-Law Committee:** Nothing to report.

**Building Committee:** It was reported that Kale Hoerrmann is putting up a garage for Tom & Connie Metzgar. The garage may be in the right of way and a permit is needed. Eric Link made some suggestions to Miles Tratchel after he had submitted a building permit and so far, the building has not yet begun.

**Lake & Property Committee:** It was noted that the Board should be involved with the sinking dock at the lake. Charlie will call them.

**Budget Committee:** Nothing to report.

**Audit Committee:** Nothing to report.

**Entertainment Committee:** There is a chili supper tonight at the shelter house with the bar being raffled off along with the toaster oven and other small prizes.

**Office Committee:** Becky Thrap distributed a new Committee Listing. Becky wanted board agreement that each committee chair should be contacting all their committee members and meet at least once a year or more as needed – board agreed. Becky stated that the quarterly taxes are paid and mailed. The office committee is still in the process of cleaning up the office and re-organizing. The office completed the list for the legal committee and is working on the newsletter and the 2018 billing. Sending monthly billings and letters has really helped in collecting assessments. Since July 2016 to the end of September we had a total of 282 lots paying on back assessments & are working on paying more. For the current years' assessments from July 2017 to end of September 27, 2017, more lots have been paid off.

**Vision & Mission Committee:** Dale Hansen mentioned the park challenge is still going on – prizes awarded in December.

**Legal Committee:** Jerry Nibarger reported that he saw a lawyer concerning some legal issues and has not yet met with the committee to report his findings.

**Shelter House Committee:** Dale Hansen reported that more tin has been applied to the walls inside the shelter house and a refrigerator was donated. The doors have been painted and the electrical is all in place.

**Old Business:** Becky Thrap reported all candidates are eligible to be on the board - Karen Whitely; Rachel Zesch; and Mike Parkhurst. The board voted on the candidates. Mike Parkhurst had the most votes. Jerry Nibarger motioned to accept the results of the election. Rose Welsh seconded the motion. Motion carries. Mike Parkhurst has filled the open position on the board.

**Payment Plan:** Dale Hansen brought up the payment plan and who decides how many years the office allows to be part of the payment plan. Becky Thrap mentioned that the board had discussed this and we have a written procedure already in place.

**Legal:** Jerry Nibarger noted there are over 90 people who owe back assessments and those names have been given to the Legal Committee to decide what to do further with their accounts.

**New Business:**

**Roads:** Jim Zigler asked Jackie to read a comment to the board on his behalf: He wants to know if he were to distribute some oil type material on his road (to keep dust down), if the tractor would not go over it. The board noted that this is not usually done in the fall and has been spread out on roads in the spring in past years. Jerry Nibarger will contact Mr. Zigler.

**Legal Fee Transfer:** Charlie Pattee mentioned that the \$5,000 that was previously transferred from special assessments to checking, will need to be re-deposited back into special assessments. Lynn McCarter motioned to return the money and Dale Hansen seconded the motion. Jerry Nibarger opposed. Rose Welsh abstained. Motion carries.

**Report on Collections / Assessments Owed letters / Dumpster Violators:** Ten letters were sent to members; some of these members paid in full; some are given to Legal committee to do further action; re: dumpster, pictures are ready to turn over to Sheriff.

**Fish Purchase:** 250 walleyes were ordered.

**Low Profile Dock:** Alan Smith has been working on this dock. Kenny Thrap volunteered to help with getting brackets for the dock. Donated funds were used to reimburse Alan Smith for floaters of \$300. That fund is short \$156 and will need more donations.

**Contracts / Dead Files:** Dale Hansen asked what is done when a person, who was previously on contract to buy a property, leaves the lake? It was stated that any assessments still owed on that property would then go to the owner of the property.

**Report on Assessment Letters Sent Out:** Email was sent to legal committee with names & violations.

**Dumpster Enclosure:** It was noted that at one time, Denny Weber drew some plans for the dumpster enclosure. Charlie Pattee will check with Denny on the plans and costs involved.

Dale Hansen motioned to go to closed session. Randy Wellman seconded motion. Motion carries. **Closed Executive Session to discuss employees:** approximately 30 minutes. Return to meeting.

**Maintenance Building:** If someone other than the road committee chair needs access to the maintenance building, they will need to sign out a key at the office. Only board members are allowed the keys and are responsible to make sure no one uses equipment. There will be a sign in/out sheet at the office. This will be addressed again in three months.

Motion to adjourn meeting made by Dale Hansen. Randy Wellman seconded motion. Meeting adjourned.

Charlie Pattee, President  
Jackie Carley, Secretary