

**LEISURE LAKE ASSOCIATION, INC.**  
**71660 NW 25<sup>th</sup> Street**  
**Trenton, MO 64683**

**August 18, 2018**

**ANNUAL MEETING**  
**Shelter House – 1:00 p.m.**

**Board Members Present:** Charlie Pattee, President,Carolyn Kelso, Dale Hansen, Kim Telkamp, Rose Welsh, Randy Wellman, Lynn McCarter, Denise Johnson, Mike Parkhurst, Alan Smith and Jackie Carley, Secretary.

**Absent:** Jerry Nibarger

**Guests:** Becky Thrap, Denise Gilbertson, James Zigler, Ann Hansen, Ardith Wellman, Linn Woolf, Tom Woolf, Penny Pattee, Betty Austinson, Vicki Baker, Terri Leonard, Frank Murphy, Larry Gavigan, Ted Heirs, Deanna McCarter, Tom Metzgar, Connie Metzgar, Miles Tratchel, Tom Laurie, Cindy Chrisman, Nancy Thrap, Kenny Thrap, Kenny P. Thrap, Richard Durant, Rodney Dilley, Pam Dilley, Richard Ramsey, Suzi Weber, Denny Weber, Patricia Ramsey Voyna, Joe Holtkamp

Charlie Pattee called the meeting to order. Ballots were closed and election committee (Lynn Wolf, Nancy Thrap & Ann Hansen) was dismissed to count ballots

Roll Call, Prayer and Pledge of Allegiance

**Presidents Report** – Charlie Pattee reported: This past year there has been a lot of improvements and work accomplished. The spillway repair, re-seeding the north face of the dam, new bridge, continuing rock placement on roadway plus culvert work to name a few. The rock and culvert cleaning are a continuing process. There were volunteers that painted playground equipment plus painting at the swim area/park. Also people donated time for mowing and cleaning the lesser known parks. The shelter house has never looked better with more improvements pending. Many of these projects were financed by donations, but most major improvements are by assessments and special assessments. More new members around the lake as people continue to locate and buy at Leisure Lake. Have pride in your property and keep things cleaned and mowed up. Thanks again for all the volunteer help with different projects at the lake. We must keep moving forward to make the lake a place for people to

visit and invest here. Hopefully the improvements will continue with everyone's help.

**Road Committee:** Charlie Pattee read Jerry Nibarger's report:

I wish to take a moment to say thank you to all of those who have volunteered in any shape or form and special thank you to those who have provided supplies of any kind to the improvement of Leisure Lake Association property. Without the volunteers and their contributions many of the projects would never have been completed. Reflecting over the past year, bring to light the many activities concerning roads and maintenance. Some of the Highlights are:

- 1) Completion for the dam project, consisting of extending the slope and repairing weak areas of the slope of the dam along with seeding and fertilizing of the dam. The seeding of the dam will need to continue for a couple of years to help establish a stand of grass on the slope.
- 2) East Spillway retaining wall being reset and reinforced. Height And length were both addressed during the course of this project. Backfill was hauled from the cleanout from Little Leisure Lake to re-establish grade behind the spillway wall.
- 3) Clean up around the maintenance building. From removal of the trees and brush against the building, cleanup of trash around the building and the surrounding area, changing out the construction style dumpsters for dumpsters with lids, removal of the feral cats and a general cleanup of the area. Also a part of this project was the running of a new electrical service wire to the building and installation of a new breaker panel inside the building. This was followed up by upgrading the interior wiring to fix non-working outlets and lights.
- 4) Completion of the bridge replacement project on South Leisure Lake road. A wooden bridge has been replaced with a concrete bridge which will serve this community for decades to come.
- 5) Application of over 200 ton of rock to the roads
- 6) Opening tubes and road ditches has begun in some areas
- 7) Brush cutting by residents and volunteers has continued to progress

Other items to note:

- a) Rick Lee gave notice that he no longer would be an employee of Leisure Lake Association.
- b) There are residents that have made it clear that roads are not to be graded in their area to the point of stopping the activity of the grading the roads. It is to be noted that in one instance the property owner stated that he does not and will not pay assessments. Come way or another the association needs to educate the property owners that all the roads and right of ways are owned by Leisure Lake Association and without everyone paying the assessments it is virtually impossible to maintain the roads. No worker or employee should be expected to have to deal with

- property owners interfering with the maintenance of Leisure Lake Association property.
- c) Enforcement of the speed limit of 20 mph for the protection of all residents must be addressed.
  - d) Hiring of a maintenance employee will need to be addressed by the next road chairman, I did not wish to hire someone without the input of the next road chairman. I have attempted to fill the gap as to the best of my ability. My apologies to those that feel I fell short of their expectations.
  - e) Establishing the roadways in all areas so that maintenance can be accomplished.
  - f) Addressing the bridge at the south end of the lake. As the lake has silted in the water from the south has eroded the banks around the bridge and is currently not staying within the current channel. Blocks placed by private property owner have collapsed into the stream and adding to the problem.
  - g) Cleaning silt out of the lake.

Projects planned but not completed:

- 1) Replacement of the poles on the north side of the roadway on the damn.
- 2) Cleaning out the roadside ditch and re-establishing drainage in from of Tom Laurie Property.
- 3) Cutting brush back at road intersections, again met with opposition from property owners as to the rights of Leisure Lake Association regarding maintenance of roads.
- 4) Clean up of maintenance building interior.
- 5) Painting the exterior of the maintenance building.
- 6) Installation of pole light on east end of the maintenance building.

Thank you for the opportunity to have served as road chairman of the Leisure Lake Association this past year.

**Lake Committee:** Charlie Pattee reported: This past year was a very active one. The spillway was reconstructed to hopefully withstand heavy rains. The north side of the dam has been cleaned up and re-seeded. A new bridge was built on the South East side on Leisure lake Drive. New buoys were purchased, with more to be installed. Crappies were released into the lake this spring and a new low entrance boat dock was installed. Future plans include: re-working the beach area, repairs on the jumping dock, continued spraying of Lilies and cove clean-up. Thanks to all who have donated their time to help.

**Building Committee:** Charlie Pattee reported: Lots of new building going on. Make sure to a building permits on any new construction.

**Budget Committee:** Becky Thrap reported: Last year – Overall, we came in under budget, but we did overspend in 2 areas last year. Insurance went over because last year we didn't get the June bill in time, so it was on this year's budget. Office budget was over due to Go Daddy going to a new format they gave us a deal for 5 years. It was significantly lower but we had to pay for it up front which put us over this year, but it will save us money over the next 5 years. Discuss the 5 year report.

This year –Went over operating budget. The main difference on this year's numbers is that we now are budgeting for legal. We also started getting ads for the newsletter to help offsets offices expenses.

Assessments - We have worked really hard in the past few years collecting assessments and reduce spending and made a lot of sacrifices to do it. Now we are at a place where we need to start to spending money to take care of the lake. We have not had a rate increase for years & with our expenses increasing, we now need to increase assessments.

We have removed the 5% early discount – which varies each year depending on how early everyone pays & if they take the discount, but based off last year's numbers, it would bring in another \$1,000 a year.

We are increasing the 1<sup>st</sup> lot assessments by \$25, bringing it to \$130. It could potentially bring in another \$8,325 if all lots paid.

Special assessments are increasing by \$1 bringing it to \$25.00. It could potentially bring in \$1,095 a year if all lots paid.

In the past commercial property was the same as any other lot. We are now increasing commercial property to \$400. It's an additional \$295 a year Potential of \$10,715 if all lots paid.

**Vision/Mission Committee:** Kim Telkamp reported: Thanks to all the volunteers that have helped make the lake a better place. We have worked on cleaning up the parks. We are working on getting recycle containers.

**Entertainment Committee:** Suzie Weber reported: Entertainment Committee has hosted 4 events. With 2 coming up. Meet/Greet board members August 18th, 6:00 p.m. shelter house, bring a side or dessert. Last event of the season, Chili supper September 22, 6:00 p.m. shelter house, bring side or dessert. The raffle drawing will be held at that time.

**Office Committee:** Becky Thrap reported: We continue to work at collections of assessments. We have sent all unknown addresses to collections. Currently there are 70 lots in collections. Several have sold their property & we are now getting assessment, some have paid their assessments directly to us & we now have addresses. We have collected dues on one through the collection agency. We also are working on the payment plans, we had 5 members pay off all of the

past due assessments and are now current. As of 7/1/18 we have 94 lots making payments – 69 have signed a payment plan. We are working on a new website, it will be released by the middle of September if not sooner. Office has been organized and cleaned up. Worked on lists for the legal committee & will update each month along with the members not in good standing list. Memorial plaques in office are up dated. Now that we are finally in a good place, we are sad to say we are losing Jackie, she's moving to take care of her mom. We will miss her, but understand. We will begin to look for a replacement.

**Fishing Derby Committee:** Alan Smith reported: Fishing tournament was a big success. Next year each fisherman will be given a sheet to mark down the number of fish caught and the kind of fish caught to help determine stocking of fish.

**Audit Committee:** Denise Johnson reported: We reconciled the check book with the bank statement, accounts receivable, accounts payable and quick books every month. We made sure everything balanced and then submitted to Becky to do the financial sheet every month. She then also went over the figures to make sure everything was correct. We have not had any problems this year.

**Shelter House Committee:** Dale Hansen reported: Thanks to our committee and many volunteers, this year the shelter house now has wiring, outside security lights, gables insulated, corrugated sheeting on bottom walls, two toilets donated, folding tables purchased via donations, chairs purchased used. Still need to be done: Interior walls completed, ceiling insulated, furnace and cooling system, bathrooms remodeled. None of these things would have been possible without the planning and work of the shelter house committee, those attending our money-making events, financial and material donations and the hard work of many people. Thanks to all that have participated in any way.

**Nomination Committee:** Becky Thrap reported: We had 5 members that wished to be on the ballot. After the ballot was posted, we had another member petition to be on the board & then rescinded. The ballot was sent out with the initial 5 members – Unit 1 - Randy Wellman, Unit 2 - Rose Welsh, Unit 3 – Rodney Dilley, Unit 4 - Joe Holtkamp, At Large - Jerry Nibarger

**By Law Committee:** Vickie Baker reported: The By-laws Committee met on October 14, 2017 and again January 27, 2018 to address the change in Article X of our Bylaws. There had been discussion of this change for several years. At our January 27, 2018 meeting, the By-Law's committee voted to add an amendment to the beginning of Article X.  
Article X – Housing, Outbuildings and Land use regulations

(Amendment as proposed, but not read at Annual Meeting: As to the appearance and use of each lot, no more than two inoperable or unlicensed vehicles shall be visible from the street. Parts and components for equipment including but not limited to mowers, golf carts, boats and farm equipment, must be disposed of or kept out of sight; for example, within a privacy enclosure(fence) or building. Brush, trash, or general rubbish shall not be allowed to accumulate. Scrap building supplies, old furniture and appliances are to be disposed of properly in a timely manner.)

The By-Law amendment of January 27 was read at the February Board Meeting by Nancy Thrap. After discussion it was tabled until the March 10, 2018 board meeting. At the March 10, 2018 meeting the amendment was reviewed and revisions made. The vote was unanimous in accepting revisions of the By-Law amendment. The approval of the revised By-law Amendment was to be voted upon again at the April Board Meeting.

The proposed By-Law Amendment with revisions made by the board at the March 10, 2018 meeting is as follows, with revisions underlined:

Article X – Housing, Outbuildings and Land Use Regulations - As to the appearance and use of each lot, no more than one inoperable or unlicensed vehicle, including, but not limited to, mowers, golf carts, boats, four wheelers, ATVs, and farm equipment, shall be visible from the street. Parts and components for equipment must be disposed of or kept out of sight; for example, within a privacy enclosure (fence) or inside a building. Brush, trash, or general rubbish, scrap building supplies, old furniture and appliances are to be disposed of properly in a timely manner of 90 days.

The motion to approve this by-law was made by Rose Welsh and seconded by Denise Johnson at the April 14, 2018 board meeting. The motion carried. The new motion took effect in April, and has been posted on the Leisure Lake website, and in our newsletter. It now needs to be put into the official By-Laws and all by-laws under Article X need to be renumbered.

**Legal Committee:** Dale Hansen reported: The legal committee has hired Tara Walker, attorney. She had reviewed records from previous attorney and will begin legal action on noxious and nuisance properties.

**Old Business:**

Charlie Pattee read highlights from last year’s annual minutes.

Nothing to report.

**New Business:**

Frank Murphy upset with increase in commercial assessments and beach condition. Concerned with the toilet leak.

Tom Laurie wanted to know about culvert and ditch that Jerry was going to do, who will do it now – Jerry did say before he left that he was still committed to do that project.

Denise Gilbertson had paid and is still on the member not in good standing list and wanted her name off. The July list didn't get on the bulletin board, but the August list is being put up today.

Jim Zigler wanted to clarify non running vehicles. He is working on a car that is not licensed, but rest of his cars are. Not a problem – only one unlicensed vehicle.

Tom Metzger stated the board and lake have done a great job!

Becky Thrap mentioned that she forgot to mention the back of the budget sheet. Went over what the special assessment projects – Bridge repair (done), Spillway (2<sup>nd</sup> phase), beach, posts on dam, Little Leisure Lake, garbage, office.

Tom Laurie wanted to know why we are working on Little Lake when the big lake needs work. Told them that it was a donation give for that project.

Charlie Pattee reported on the election results. No challengers – ballots were destroyed.

Unit I – Randy Wellman – 15 votes  
Unit II – Rose Welsh – 6 votes  
Unit III – Rod Dilley – 4 votes  
Unit IV – Joe Holtkamp – 5 votes  
At Large – Jerry Nibarger – 27 votes  
Meeting was adjourned.

Charlie Pattee, President  
Jackie Carley, Secretary