

Leisure Lake Association, Inc.

Approved Board Meeting Minutes

October 13, 2018

Board Members Present: Lynn McCarter, Dale Hansen, Kim Telkamp, Rose Welsh, Randy Wellman, Denise Johnson, Miles Tratchel, Mike Parkhurst, Tom Metzger, Rod Dilley and Alan Smith

Absent: none

Guest: Nancy Thrap, James Zigler, Connie Metzger, Becky Thrap, Joe Holtkamp, Kelly Hines, Tom Shockey, Carolyn Kelso, Ginny Johns, Michael Smith, Kristie Martin

Guest Discussion: Kelly Hines was upset about the removing chicken letter. She has removed her chickens and Kelly Kiefer's chickens. Tom Shockey presented his building permit for a garage addition. Rose made a motion to accept the building Permit and Mike Parkhurst seconded the motion. **Motion carried**. The committee members signed off on the plan. Ginny Johns has picture of the lake from the 60's. Will email it to the office. Alan Smith showed a map of the 31 lots he has cleared off. Dale Hansen made a motion that they accept Miles Tratchel as the new board member for unit 4, Alan Smith seconded the motion. **Motion carried**. Tom Metzger was approved at the September 8 meeting as a new board member at large.

Minutes/Financials: Rose Welsh made a motion to approve amended September minutes, Mike Parkhurst seconded the motion. **Motion carried**. Rose Welsh made a motion to approve the August financials and Tom Metzger seconded the motion. **Motion carried**. Becky Thrap reported the current balances of the checking, savings account and the shelter house account to the board members.

Committee Reports

Road Committee: Lynn McCarter reported that the Committee now has Tom Metzgar and Mike Parkhurst. In September, Mike Smith was hired for 20 hours a month for a two-month trial. He worked the roads and hauled 3 loads of rock before the truck had issues. The truck was taken to Trenton for an estimate to replace the brakes and an alignment. It will cost \$450 -\$500 to repair it. As soon as the truck is repaired, we will be bringing in more rock. Rose Welsh made a motion to get the truck fixed, Mike Parkhurst seconded the motion. **Motion carried**. A battery for the grader was purchased and flat tires were repaired. Tractor jumps out of gear and there is no reverse. Made a temporary fix. Will need major repairs. Will look at options and report at next month's meeting. Jerry Nibbarger is still planning to do repairs once it dries up.

Building Committee: Lynn McCarter, Alan Smith, Mike Parkhurst are on the building committee. Will ask for more members to join. They approved and signed off on Tom Shockey's building permit.

By-Laws Committee: Rose Welsh reported that Vicky Bake will remain as chair and members are Rose Welsh and Sean Maschler.

Office Committee: Becky Thrap introduced Kristie Marti as our new secretary. We are working on getting out the November billing and newsletter. Thanked Denise Johnson and Linn Wolfe for their help on Quick Books after Jackie left. We have ads that need renewed. Gave them to Dale to renew.

Board Members need to look over the 2018/2019 Director list to see if any changes. Have Lynn's new email, will get it updated. This is our busiest time of the year and with Kristie being new employee billing we want to increase hours for next 2 ½ weeks to be able to get the billing out in time or have billing go out late. Rose made a motion to increase hours by 4 hours on Thursday/Friday/Saturday until end of month or sooner is work is completed, Randy seconded it. **Motion carried.**

Legal Committee: Dale reported chicken letters were sent. Two members have removed their chickens. Letter on cars was sent and all but two cars have been removed. Letters on cleanup were sent and one member has begun clean up. Will do a follow up. Next, they plan on pursuing contacts for rent to own. Office will get a copy of any that we have. They need to have a deed of trust.

Lake & Property Committee: Randy Wellman chair, Kenny Thrap and Bill Johnson are on committee. Kenny will be taking swim dock out & then will be repairing it. Dale will check on Fish order

Budget Committee: Nothing to report.

Election Committee: Nothing to report.

Nominating Committee: Nothing to report.

Entertainment Committee: Nothing to report.

Shelter House Committee: It is closed for the season. Bathrooms have been torn out and painted. Jerry will help with replumbing. We have a bid for ceiling insulation of \$1,800. The shelter house contract has to turn off water, but it needs to remain on. Water heater about burned up due to water being turned off. Office will revise the wording in the contract & instructions.

Fishing Committee: Nothing to report.

Audit Committee: Ann Hansen will chair and Connie Metzger will be on committee.

Vision Mission Committee: Kim Telkamp Chair, Nancy Thrap, Ginny Johns and Rose Welsh are on the committee. Paper only recycle box has been placed at the mailboxes. Looking at other recycle options yet this year.

Lake Reclamation: Tom Metzger chair, Lee Johns, Ginny Johns, Kenny Thrap, Myles Parkhurst are on committee. Will meet this fall.

Old Business

Unleashed Dogs: Just a reminder to keep pets on your property.

Speed Study: Dale Hansen will check on.

Committee Lists: Just a reminder to chairs of committees to update your committee lists asap and send them to Becky or the office.

New Business

Road Conditions: Already discussed road conditions. Will continue work on roads once it dries up and rock will be placed once truck is fixed.

Hiring Authority: Hiring Authority was given to office and road chairs at the last meeting.

Mike Smith: Was hired for a 2-month trial at 20 hours and \$15 an hour. His job description is just to haul and spread rock, run maintainer and plow snow. He has done a good job and is taking care of the equipment. Dale Hansen made a motion to offer Mike Smith a full-time position, Mike Parkhurst seconded the motion. **Motion carried.**

Weatherproofing Office for Winter: Need heat tape and vents covered. Restrooms at beach will happen within the next 2 weeks and locked up.

Spillway: Blocks have fallen down with all of the rain. Alan looked up prices for a concrete base. Concrete can be poured for \$3,627. Will have to rent a back hoe to complete project. Agreed that different options need to be explored. Will check with expert and report back this winter. Work cannot be started until Spring.

Maintenance shed is just about cleaned up and will need rock brought in once it is finished.

The board may be stepping on a few toes now, but everything we are doing is increasing value in your property.

Rose Welsh made a motion to adjourn the meeting, Alan Smith second the motion. **Motion carried.**

Lynn McCarter, President