

Leisure Lake Association, Inc.
Board Meeting Minutes
November 10, 2018 Approved

Board Members Present: Dale Hansen, Mike Parkhurst (late to meeting), Kim Telkamp, Rose Welsh, Randy Wellman, Denise Johnson, Alan Smith, Miles Tratchel, Tom Metzgar and Rodney Dilley

Guests: Becky Thrap, Mike Smith, Max Dickerson, Betty Austinson, Carolyn Kelso, Nancy Thrap and Tom Laurie

Absent: Board President, Lynn McCarter

Dale Hansen called meeting to order at 9 a.m. and took roll call.

Guests Discussion: Carolyn Kelso brought to the Board's attention the issue over roaming and unleashed dogs. Determined that some are stray and some belong to lake owners who are repeat offenders. One of them bit Betty Austinson's dog in the last few weeks. Issue tabled to next meeting.

Minutes/Financials: Rose Welsh made a motion to accept the October 2018 minutes and Denise Johnson seconded the motion. **Motion carried.** Alan Smith motioned to accept the September 2018 financials and Rose Welsh seconded the motion. **Motion carried.** Denise Johnson reported the current balances of the checking and savings accounts to the Board Members.

Committee Reports

Road Committee: Mike Smith spoke on general grading and fill holes. Lake owners are responsible for clearing out their culverts on personal property which is causing the water to run onto the roads and creates a washout in addition to erosion of under road pipes. Topics of a used backhoe and tractor proposed for purchase in the past. Discussed T-Posts & reflectors

Vision & Mission Committee: Recycling center is currently on a 3-4 month rotation. Kim Telkamp working on a specific day each month to leave the dumpster and take it away. Recycling paper pin is now available at the post office. Thank you, Dale.

By-Laws Committee: No report.

Budget Committee: No report.

Lake & Property Committee: Closed bath house and was winterized per Lynn McCarter. Kenny Thrap to work on the swim dock. Discussion of Lilly pads, docks and new fish being added to lake. New fish for the lake are on order.

Office Committee: Becky Thrap indicated 2019 Assessments have been mailed and we are now receiving calls from upset member regarding the increased rates. Kristie Martin, our new secretary is doing a great job. She will be working 8 hours per day on Tuesday, Friday & Saturdays and will be available to the public from 9-3 on Tues/Fri & 10-2 on Saturday. She has located 11 new addresses for the annual billing. We are in need of updated information from the Board of Directors so please send in your corrections. Committee Lists need to be updated with Chair, Co-Chairs & members. Lynn McCarter is in charge of contacting Committee Chairs for leadership verification. Lake website has been updated with all new updated documents and property listings. We will be meeting with the Legal Committee on November 16, 2018.

Audit Committee: Denise Johnson to contact Ann Hansen and Connie Metzgar for follow-up.

Entertainment Committee: No report.

Shelter House Committee: Hot water pex lines, new toilets and sinks were installed. Discussion of scaffolding ensued to install insulation in ceiling. \$1800.00 source for insulation presented.

Nominating Committee: No report.

Building Committee: No report.

Legal Committee: Dale Hansen reported that he and Rose Welsh visited with our attorney on November 5, 2018. Updates on the attorney letters that were sent out. Chickens have been removed from offenders & the 6 letters on clean-up are still a work in progress. RE: Troy Green: attorney will be mailing a 2nd letter with paperwork for him to sign over his property over to Leisure Lake which is located across from the shelter house. RE: Paul Young: clean up continues with Lynn McCarter's assistance. Reports of Paul Young burning tires on his property needs to be reported to DNR. RE: James Whisman: per 11/09/18 attorney request, wants year, make and models of vehicles. RE: Squatters: They are Brandon & Christine Conklin. Per reports Christine has bailed Brandon out of jail. The following week Christine was arrested. There have also been sightings of a child at the residence.

Election Committee: No report.

Lake Reclamation: Miles Tratchel met with Dirks Excavation (Franklin Dirks-Owner) from Kansas City to discuss spillway and silt issues. Franklin knows of engineers to do a study on the lake and the velocity of the spillway overflow as it is not a capacity. Study is expensive and range is \$5,000.00-\$20,000.00 for spillway. Discussion of Watershed and creek. Collection Box for washout is needed and cost of \$8,000.00 was stated. Silt issue would be helped with a dredge. Dredge America out of Kansas City is an option to use. Cost of purchasing a new dredge ranges \$100,000.00-\$250,000.00. Army Corp of Engineers had nothing to offer in terms of assistance. Terry Hern, a lake resident, state he could siphon the lake for around \$80,000.00.

Old Business:

- A. Speed Study: Grundy County does not have one available and is still on their agenda. Grundy County still waiting for the speed machine to arrive on loan. Street signs can no longer be obtained from the county. Rose Welsh motioned to move the stop sign from Leisure Lake Drive to Forrest Drive. Mike Parkhurst seconded the motion. Randy Wellman opposed the motion. **Motion passed.**
- B. Winter weatherization for the Office in process and insulation is needed for the bathroom pipes to keep them from freezing. Source for the cold air is coming from inside the office by the back door which needs repair and insulation. Alan Smith to bring insulation or that area. Windows still need plastic placed over them. Heat tape and hole shutoff discussed.
- C. Lynn McCarter & Tom Metzgar went to auction. They need Board authorization for purchase. Tractor needs a new blade and a preference for a tractor with a cab for wintertime was suggested.
- D. The following equipment is needed for the spillway to remove the blocks: backhoe, bobcat and tractor.
- E. Mike Smith still needs to order 4-6 loads of gravel for the roads.

New Business:

- A. Camera Update: Currently the deer camera memory is full. Dale Hansen desires a camera so that the office can monitor offenders. Approximate cost \$300. Discussed options as there have been people dumping furniture and trash on top of the dumpster bins. Mike Smith will investigate current status of the deer camera.
- B. Lake Reclamation of Little Leisure Lake- when is it going to be done? Lake is in need of an easement from a Lake Members property. It was suggested to follow up with Jerry Nibarger as he has done much research on this project. Committee is to follow-up.
- C. Food Truck at the Lake was offered by Miles Tratchel. Frank Murphy currently has sole commercial rights to the lake. Miles would need to have permission from Frank Murphy prior to proceeding. The Fire Department lot was suggested for the food truck as it is not lake property. Randy Wellman made a motion to allow Miles Tratchel to have a food truck at the lake on the weekends. Mike Parkhurst seconded the motion. **Motion Passed.**

Closed Session: Mike Parkhurst made a motion to recess into a closed session to discuss policies and procedures. Tom Meztgar seconded the motion.

Adjourn: Rose Welsh made a motion to adjourn the meeting. Tom Metzgar seconded the motion. Motion Passed. Meeting adjourned at 11:45 a.m.

Respectfully submitted,

Without Prejudice

By: Kristie Martin, A.R.

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Leisure Lake Secretary