

Leisure Lake Association, Inc.
Board Meeting Minutes
February 8, 2020 - Approved

Board Members Present for Roll Call/Meeting: Mike Parkhurst, Alan Smith, Cinda Stifel, Denise Lindquist, Denise Johnson, Miles Tratchel, Randy Wellman and Tom Metzgar.

Board Members Absent for Roll Call/Meeting: Kim Telkamp, Jason Shanks, Rodney Dilley

Guests: Dale Hansen, Kenny Thrap, Jack Stifel, Connie Metzgar and Kristie Martin.

Mike Parkhurst called meeting to order at 9:02 a.m. and took roll call.

Guests Discussion & Comments:

Miles Tratchel brought forth the concerns over the roads in on behalf of Doyle and Sheryl LaFolette. Kristie Martin, read a letter from Terry Hearn. Mike Parkhurst read the Lake's response to Terry Hearn's letter.

Minutes/Financials:

December 14, 2019 Minutes

Denise Johnson made a motion to approve the December 14, 2019 Meeting Minutes. Tom Metzgar seconded the motion. **Motion carried.** Due to weather issues there was no January 2020 Board Meeting.

November 2019 & December 2019 Financials:

Miles Tratchel made a motion to approve the November 2019 financials. Cinda Stifel seconded the motion. **Motion carried.**

Randy Wellman made a motion to approve the December 2019 financials. Tom Metzgar seconded the motion. **Motion carried.**

Committee Reports:

Road Committee: Denise Johnson stated we need to rock Tyler Dyer's road as last year's Board promised. Mike Parkhurst stated that Norris Quarries has begun crushing rock. Tom Metzgar stated that he would like to see Jerry Hostetler haul rock for the lake. Discussion ensued. Mike Smith, Tom Metzgar and Dale Hansen cleaned the Maintenance shed. Tom Metzgar suggested scrapping the metal so they can purchase tools. Dale Hansen knows of someone who desires to donate tools. Randy Wellman and Jack Stifel to provide peg board for the maintenance building. Randy Wellman volunteered for a work day.

Building Committee: No report.

By-Laws: Committee Chair, Vickie Baker, sent their response to the "Oath of Office" and Mike Parkhurst presented it to the board. They did not support amending the bylaws to include the "Oath of Office". The Board is in agreement with the By-Law Committee's recommendation.

Audit Committee: No report. (Quarterly Event – Last Audit conducted: December 2019)

Vision & Mission Committee: No report.

Lake and Property Maintenance Committee: Tom Metzgar reported work continues on the Maintenance shed door.

Budget Committee: Denise Johnson reported that the Budget Committee will have their first meeting on February 22, 2020 at 9:00 a.m. at Kenny and Becky Thrap's residence. If roads are bad, the meeting will be moved to Dale Hansen's residence.

Lake Reclamation: No report.

Election Committee: No report. (Annual Event)

Fishing Tournament: No report. (Annual Event)

Nominating Committee: No report. (Annual Event)

Legal Committee: Mike Parkhurst presented the Board with a report from Kristie Martin on Probate and Bankruptcies. Discussion ensued.

Probate Status Updates:

- 1) **Estate of Laverne Hansen** –Hearing was scheduled for Thursday, January 16, 2020 at 1: 30 p.m. held at the Grundy County Courthouse. Alan Smith attended the hearing and asked for a continuance. The hearing was rescheduled for January 27, 2020 at 10:30 a.m. However, the lake received no notice of the rescheduled date so no one represented the Lake’s interest. As of 2/4/2020, we have not received a signed and notarized promise to pay contract or a signed covenant to withdraw the Probate Claim.
- 2) **Estate of Michael Johnson** – As of 2/4/2020, there are no updates as no progress since September 25, 2019.
- 3) **Estate of Linda Jones** – As of January 3, 2020, the account is paid current through 2020 lake assessments.
- 4) **Estate of Jim Whisman** – Probate case was filed on January 15, 2020. Filed and submitted to the court on 2/4/2020 and entered into the case on 2/5/2020 for \$14, 298.60.
- 5) **Estate of Lindell Willey** – A probate case was filed 10/29/2019. Affidavit of Publication was filed in December 3, 2019. No further updates for this case.

Guardianship/Conservatorship: Patricia Frisbie Update:

- 1) **Patricia Ann Frisbie:** This case was filed in Probate court on December 11, 2019. Documents have been filled out and mailed to the courthouse on 2/4/2020. The claim was received & filed on 2/6/2020 for \$1,209.90.

Bankruptcy Status Update:

- 1) **Bill Polacek & Leslie Corliss: Chapter 13:** January 10, 2020 the Trustee’s office is responsible for remitting payment for 2019 & prior for the life of the bankruptcy which will be 36-60 months. Funds will be distributed when funds are available. The Trustee’s office stated the balance of \$1,736.46 will be paid.
- 2) **Ofelia NMN Carmona: Chapter 13:** This case was filed September 6, 2017. The Lake never filed a Proof of Claim for this account.

Ladies of the Lake: Cinda Stifel reported that they will be having a planning meeting on February 8, 2020 at 2 p.m. at DeAnna McCarter’s residence. Connie Metzgar thanked everyone who came out to Christmas carol as a fun time was had by everyone.

Shelter House: Dale Hansen reported that the Kenny and Becky Thrap delivered a load of lumber for the gables.

Spillway Committee: Committee Chair, Kenny P. Thrap reported that the initial repair estimate is consistent with the 2007 estimate. Discussion ensued.

Office Committee: Denise Johnson reported the next meeting/work day will be after the March 14, 2020 Board meeting. Taxes & W-2’s are completed.

Old Business:

- A. **Little Leisure Committee:** (Deadline is March 2023) Alan Smith suggest that the \$26,000.00 for Leisure Lake be used to purchase D3 caterpillar bull dozer and loader and do the work ourselves. The Committee needs to meet and research south side of dam, moving the location of Little Leisure and purchasing equipment. Discussion ensued.
- B. **By-Law Committee:** Creation of Board of Directors Oath of Office Form: Previously discussed under the By-Law Committee.
- C. **Dumpster Camera Photos/DVR System & Installation for Dumpster & Shelter House:** Discussion over equipment and installation. Tom Metzgar will provide the ladders for installation of the new cameras. Mike Parkhurst stated he can help with installation on the weekends only. Date/Time TBD.

D. ELB rental status update: Randy Wellman inquired if the ELB is required to be zoned as commercial property since it now under the Leisure Lake umbrella. Tom Metzgar will obtain an estimate to repair the ELB roof damage and price it with and without insulation. Mike Parkhurst contacted the insurance company. Discussion ensued to file an insurance claim or to repair it ourselves. The Board decided to file an insurance claim for the ELB repair.

Dale Hansen presented a sample Commercial Lease Agreement to the Board and the individual rental contract. We will need to install dividers to create rental stalls. Hasps will need to be installed on each rental door in case of non-payment. Discussion ensued.

The Board made the decision to amend the individual contract with the following terms and the individual rental rates of \$.25 per sq. ft. = Monthly Option and \$.20 per sq. ft. = Yearly Option. New Terms are: 1) 1st month payment due at signing (in advance). Monthly billing thereafter. 2) Payments are due on the 1st of the month. 3) Payments not received by the 7th of each month, a lock for non-payment will be placed restricting your access. 4) Subject to auction 90 days past due. 5) Signature required agreeing to all terms and conditions described by lease. 6) Leisure Lake Association, Inc. is NOT responsible for theft and/or damage to Renter's property.

Alan Smith will clean up the brush on all sides of the ELB Building and put on burn pile.

E. Brush Clearing Project: Postponed until spring. Will set a date at the March Board meeting.

F. Probate/Bankruptcy/Illegal Trash Dumping: Previously discussed under Legal Committee reports.

G. Vandalism at Mailboxes/Plexiglass installation: Alan Smith sought permission to purchase thicker plexi-glass (.25 inch which is harder to break) to cover the bulletin board at the mailboxes from Lowes. Board approved the purchase.

H. Fire Extinguisher at Office/Camera at Office: Office Committee has purchased a fire extinguisher for the office. Once the new cameras are installed at the dumpsters, the old one will be installed at the Shelter House.

New Business:

A. Repair Maintenance Building Door:

Tom Metzgar stated both the walk-in door and sliding door on the south side needs to be repaired. Discussion ensued. Denise Johnson stated this has previously been approved at a Board meeting and needs to be completed. Tom Metzgar will obtain an estimate to repair both doors.

B. Maintenance Building Scrap Metal:

Board's permission is needed to remove scrap metal and pumps in the maintenance shed. Discussion ensued.

C. Sale of Lawn Tractor:

Denise Johnson stated that Mike Smith agreed to purchase the lawn tractor and has not yet paid for it. The Board decided to give Mike Smith until Friday, February 14, 2020 to remit payment otherwise the lawn tractor will be sold to someone else under sealed bid.

D. Criminal Investigation of Leisure Lake:

Mike Parkhurst advised the Board that David Mease, Special Agent/Criminal Investigator with the State of Missouri Department of Revenue came to the lake office. The Missouri Department of Revenue received a complaint regarding the use of red fuel in our dump truck and driving on Missouri highways which is a Class A misdemeanor. We can use red fuel in our dump truck at the lake, just not on the highway.

Dave Mease stated that he was closing the case, however, we are to "Cease and Desist". If we do not, then the lake will be criminally charged and assessed a \$2,000.00 fine, be audited by the IRS and someone would be arrested. Lastly, David Mease advised he would be back in a year to follow up with the Lake. Randy Wellman suggested that we keep records of each time we refill the truck so that we have proof that we complied with the State's requirement.

Discussion ensued over the need for the dump truck or contracting out to haul rock for the lake. Denise Lindquist made a motion to sell the dump truck. Denise Johnson seconded the motion. Cinda Stifel had left the meeting and therefore did not vote. Tom Metzgar abstained, Alan Smith voted against, and Randy Wellman, Denise Johnson, Denise Lindquist and Miles Tratchel voted in favor of the motion. **Motion carried with a vote of 5 to 1.** Discussion resumed regarding the sale of the 1985 GMC Dump Truck and the equipment purchase approved at the December 2019 Board Meeting. Denise Lindquist will research price & advise.

- E. Closing of west road (E. Leisure Lake Drive) of Park & Picnic Area in Unit 3:** Explanation & discussion ensued. It was suggested to table the changes for the Mancel Lee Park to the March 14, 2020 Board Meeting.

Denise Johnson made a motion to adjourn. Miles Tratchel 2nd the motion. **Motion carried.** Meeting adjourned at 12:40 p.m.

Next Board Meeting: Saturday, March 14, 2020 at 9:00 a.m.

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