

Leisure Lake Association, Inc.
Approved Board Meeting Minutes
January 10, 2026

Lynn McCarter called the meeting to order at 9:00 am at the Ann Hansen Community Center. Roll call was taken.

Board Members Present: Lynn McCarter, Dale Hansen, Dave Knox, Kenny Thrap, Caleb White, Ardith Wellman, Mike Saindon, Vicky Baker, and Stephanie Dolan.

Board Members Absent: Denise Lindquist

Guests: Amanda White, Max Dickerson, Dan Durham, Mindy Durham, Robert Johnson, Sean Maschler, Max Dickerson, Carolyn Kelso, Kevin Smith, Kathryn Morrison and Deanna McCarter.

Guests Discussion:

None

Approval of December Minutes: Ardith Wellman made a motion to approve December board meeting minutes; Caleb White seconded the motion, it passed unanimously.

Approval of November Financials: Caleb White made a motion to approve the November financials; Dale Hansen seconded this motion, it passed unanimously.

Committee Reports

Road Committee: Mike Saindon reports that they have been continuously working on a sinkhole that has appeared due to the work GRM has been doing. Mike states that they need a location to put a load of rock so that Jamie does not have to go to the quarry every time he needs rock. Caleb White offered space at one of his properties if they would like.

Building Committee: N/A

Lake & Property Maintenance/Spillway Committee: Everything is completed.

Legal: Three cases are ready to file, nothing new to report.

By-Law Committee: Will be discussed under Old Business

Audit Committee: N/A

Office Committee: Lora has received her notary supplies and is officially a notary. Quarterly taxes have been sent. The Not in Good Standing list is the smallest in January that it has been since we started doing monthly lists.

Covenant Committee: Will be discussed in old business.

Ann Hansen Community Center Committee (AHCC): Windows are being sealed.

Vision/Mission Committee:

Coffee was served on Saturday January 3

- Treasury balance to date is \$1,144.99. This includes expenses of \$17 and \$74 in donations.
- Granuband, Macon, MO, is the best price for crumb gravel. We are currently on the waiting list and will be notified when we can pick up our order.
- All receipts and financials have been submitted to the association office.

Ladies of the Lake:

- The ladies did not meet in the month of December due to the holidays.
- No financial statement this month due to LOL treasurer being on vacation
- Next meeting will be on January 24, 2026.

Old Business

A. Applications for Betterment Group

1. Jack Wright applied to have his LLC recognized as a betterment group with transfer of properties. Mike Saindon made a motion to approve the application; Caleb White seconded the motion. It passed unanimously.

B. Review of covenant restrictions

1. Changes to covenant restriction 24 were presented. The proposed changes were accepted.

- C. Update on zoom for monthly meetings
 - 1. Cabinet has been built and the tv has been mounted. Waiting for wiring to be done.
- D. Grundy Fire District
 - 1. No report
- E. Written procedure for harvesting pictures from cameras
 - 1. N/A
- F. Playground equipment at AHCC
 - 1. Vision Mission reports they are waiting to be notified for their order of crumb gravel so that it can be installed.
- G. AHCC air conditioning
 - 1. Caleb White picked up both units and they are stored currently in the AHCC building. Hoping to be installed soon.
- H. Rebuild maintenance door
 - 1. Still on the list to be completed
- I. Beach house septic issues
 - 1. Waiting for a call from Constant & Sons in Chillicothe to schedule a time and day for them to come out.
- J. Getting credit card payment system at the office
 - 1. Amanda White to write up a policy and procedure to be reviewed by the board
- K. Culvert on dam hill
 - 1. Waiting on the rest of the culvert to be delivered and culvert installed.
- L. ELB rental- A rental agreement was presented to board for review. The board approved the rental agreement with the following changes:
 - 1. Addition of a fee of \$35 for returned checks

2. When describing square footage use the word “approximately” versus the number.
 3. Add that after 14 days access to the unit will be denied, a lock added.
- M. Proposed By-Law Amendment; Article XII Swimming, Boating, Beach, Main Docks and Roads, Section 1 Alcoholic Beverages
1. Second reading. Mike Saindon made a motion to accept the by-law revision presented to change the verbiage regarding alcoholic beverages to now be in equal to the Liquor Control Law, Chapter 311, RSMO, State of Missouri. Caleb White seconded the motion; it passed unanimously.

New Business

- A. Community Center Rates- Dale Hansen
- a. New rental rates were presented for the AHCC and discussed by the board and community. This will be presented to the board in February with new revisions for approval.
- B. Fed-Ex & UPS packages drop off at office- Kevin smith
- a. The board voted that the office will not be a secondary drop off point for packages.
- C. Jaxon LLC application for Betterment Group- Jack Wright
- a. Already discussed
- D. Fine schedule for by-law violations- By-Law Committee
- a. None
- E. Appointment of Board Secretary- Dale Hansen
- a. There needs to be a separation of duties as far as the Office Secretary and the Board Secretary are involved. Vicky Baker is going to write something and present it to the board at the next meeting.
- F. Creation of Enforcement Committee- Sean Maschler
- G. Procedure for removal of vehicles parked in road for snow removal or work-Road Committee
- a. None

At 11:42pm it was moved by Kenny Thrap and seconded by Dale Hansen that we recess this meeting and go into closed session. Motion passed unanimously. The closed session discussed security cameras, office business and court proceedings.

At 12:28 pm Caleb White moved to end closed session. The motion was seconded and passed unanimously. Kenny Thrap made a motion to adjourn the meeting; this motion was seconded by Dale Hansen and passed unanimously. Meeting was adjourned at 12:29 pm. The next board meeting will be on Saturday, February 14, 2026, at 9 am at the AHCC.

Respectfully Submitted,

Amanda White