

Leisure Lake Association, Inc.
71660 NW 25th Street
Trenton, MO. 64683

Annual Meeting Minutes, August 09, 2025, Approved
Ann Hansen Community Center -1:00 p.m.

Board Members Present: Charlie Pattee, Vicki Baker, Ardith Wellman, Kenny Thrap, Lynn McCarter, Grace Sivadge, Michael Saindon

Board Members Absent: Alan Smith, Denise Lindquist, Stephanie Dolan

Guests: Diana Hoppe, Carolyn Kelso, Dale Hansen, Amanda White, Max Dickerson, Caleb White, Connie Metzgar, Tom Metzgar, Kevin Smith, Charles Pattee, Deanna McCarter, Rachel McCarter, Dan Durham, Mindy Durham, Mark Overton, Denise Johnson, Becky Thrap, Lora Kent

Charlie Pattee called the Annual Meeting to order at 1:01p.m. and dismissed the election committee to count the ballots.

Roll Call, Pledge of Allegiance and Max Dickerson gave the prayer.

President's Report: Charlie Pattee talked about the completed projects from capital improvements.

Building Committee: Tom Metzgar reported they have 2 permits now, Robert Johnson and Kenny Thrap.

Road Committee: Mike Saindon reported that weather has been an issue with roads and moving gravel

Lake & Property Maintenance/Spillway Committee: Kenny Thrap reported the spillway at the bottom was undercut and eroded on neighbor's property. We entered an agreement for repair and rip rap with Doctor Pond. John Maples gave us the rights to be on his property to make the repairs in exchanged for a white cross on his property. The cross is being done with donations only, no assessments used. It should be completed by the end of August. We are looking at contractors for the next phase of the spillway. We used a drone for spraying lily pads last year and will be doing again this year. The Noth side of the dam was mowed last year & the Little Lake dam was mowed.

By-Law Committee: Grace Sivadge reported 2024-2025 bylaw changes were reviewed and put before the membership regarding the betterment group, qualifications to be a director, cost and requirements for watercraft stickers.

Vision/Mission Committee: Dan Durham reported they had another good year. We sponsored Community Coffees the first Saturday of each month. We appreciate Jamie Allen and Michael Saindon for stepping in when Mindy and I were on vacation and couldn't be present. Donations received at Community Coffee are our main fundraisers and all donations are used for VN/MN projects around the lake.

In October, we teamed up with Ladies of the Lake for the community Halloween Bash. In April, we hosted the annual Easter Egg Hunt, and in July we served hot dogs at the beach on Independence Day weekend.

This year, although we didn't hold an actual week-long scrap mental clean up collection event, we are still coordinating with Chris Curd for pickup when the collection trailer on Catalina Drive needs emptied. We also try to encourage lake residents to use this trailer to dispose of any electronics they need to get rid of. A list of what is allowed and not allowed on the trailer is posted at the mailboxes. Michael & Darcy Saindon allowing use of their property to house this trailer is very much appreciated.

In collaboration with other members of the community, we have established a plan to erect the first new playground set. At the AHCC, the dirt work for the first playground set has been prepped and plans to complete this project by fall 2025 are underway.

We have been working to upgrade and improve the aesthetics of the beach area which includes repairing benches and picnic tables and maintaining public restroom areas.

Our treasury balance to date is \$987.37. All receipts for the year have been submitted to the Association office.

Our Vision is to improve our community parks and common areas. Our Mission is to promote community events and encourage positive relationships while giving each other grace to embrace our differences. Our Goal is for our community to develop strong lake-family friendships that will last for many years to come. Thanks to everyone for your support! We look forward to another successful year!

Office Committee: Becky Thrap reported that Lora has been the secretary for a little over a year and is doing great. She is studying for her notary; we will let everyone know once she passes her test. If you need a notary, you can always check with Mindy Durham. The office remodel is done on the inside with a few outside things remaining. The remodel was completed with donations only – not assessments.

Fishing Tournament: Jamie Allen reported there was no rain, we had a great turnout with 37 participants. Kevin Smith donated a new scale. We need a new chair for this committee. Amanda White volunteered to be the chair and Caleb White would help as well.

Budget Committee: Denise Johnson reported:

Last year – The two main areas we went over budget in were office due to needing a new computer, printer QB & software updates that now need done annually, rock and maintenance man hours. Insurance looks like it dropped, but due to timing last year, the bill was paid in the 23-24 budget year.

This year – This year most items are the same or changed due to price increases. The Office budget has increased due to having to go with QB and software annual updates. Our total budget is \$80,231.08 based off what we received in assessments by 6/24.

5-year report – Trash has almost doubled in the last 5 years and rock prices have increase. Total received for ELB rental from 2019-2025 is \$14,167.67.

On the bottom, the lake lots and the member lots do not add up to total lots due to the ELB building. We have 550 covenants signed and we have 283 members. There are 608 paid up lots, 122 lots making payments, 351 non-paying lots and 8 forgiven lots (betterment group).

Special Assessments has sunset and regular assessments are increasing \$25.00 for capital improvements.

Security/Legal Committee: Kevin Smith reported 9/24 we replaced security system due to hardware crash. 2 warning letters were sent out for illegal dumping. Purchased 2 extra security cameras, both have been installed, 2 dummy cameras still pending install.

In December 2024 we filed 6 small claim cases for nonpayment of assessments with court date 2/19/25. Was unable to serve papers on Michael McKinney and Daniel Cone. Larry/Sherry Ward's property was purchased by the LLC, paid \$1,500. Steve Oakleaf awarded judgement of \$803.21, paid \$250 on 4/19/25. Estate of Mark Moffit c/o Linda Moffitt, judge dropped case without prejudice as her name is not on the deed. Bobby Bishop pleaded his case to the board, and they gave him 6 months. Bobby paid in full on 6/20/25 for \$1,990.00.

In March 2025 we filed 6 small claim cases for nonpayment of assessments with a court date of 5/21/25. Mark Koenig judgement \$997.74, Estate of Floyd Holsted (Camry Holsted) – working with Stephanie Doland to get deeds in her name. Court case delayed until 7/16/25. Camry didn't show up - judgement of \$1,713.53. Tanya Gjullin c/o Michelle Shaw, paid before court \$1,223.18. Canda Smith & David Sparks awarded judgement of \$1,172.85. Joe Stephens awarded judgement of \$2,755.56. Michael Owens awarded judgement of \$856.07. Keil & Nicole McMahon paid \$967.50 after receiving letter of intent to take to court.

June 2025 Lora sent out letter of intent to 6 more parties for nonpayment of assessments.

Completed and received approval for Nuisance form letter

July 2025 filed 4 small claims court for nonpayment of assessments, waiting on court date. This leaves us 2 more we can file.

August 2025 filed 5 letters to District Court to transfer judgments not paid to Division court for lien against property to be filed

August 2025 Legal Committee met at the office and made decision on which 5 dilapidated properties to bring to the board for approval of letters to the landowners.

Audit Committee: None

Ann Hansen Community Center Committee: Dale Hansen reported they had a walking taco on the dock Friday July 4th 11am - 2 pm, with 80 people attending. We made \$625. Thanks to all that helped make this possible. We have four more events to come. Ongoing projects are: 1) Steam table – Ardith is very instrumental in this project. We still need pans & lids. 2) Parking lot across the road. 3) Molding around windows and doors.

Covenant Committee: Grace Sivadge reported that the group has drafted proposed declaratory statement, covenants and restrictions, utilities covenant, membership covenant and restrictions and presented to board for comment, approval or rejection. Kenny Thrap mentioned that the work in progress is on the website if someone wants to view it and if anyone has any suggestions, please contact a board member. It will be updated after each board meeting.

Election Committee: Russ Sivadge reported at the 2024 Annual Meeting President Charlie Pattee closed the election results. 32 envelopes were received, 31 were ballots and one was a donation. Unit 1 Vicki Baker 11 votes, Unit 2 Charlie Pattee 7 votes, Unit 3 open, Unit 4 Kenny Thrap 8 votes, At Large open. We received 3 white-in-distance votes for Jack Wright, 1 for Richard Charles and 1 for Kevin Smith. Vicki Baker made the motion to destroy the ballots, Grace Sivadge seconded the motion. Motion Passes. Following the annual meeting, Richard Charles, Russ Sivadge, David Knos, Denise Lindquist destroyed the ballots in the fire after the meeting.

At the July 12, 2025, Board meeting, president appointed the election committee. The committee is as follows: Unit 1 Russ Sivadge, Unit 2 to be determined, Unit 3 Jamie Allen, Unit 4 Carolyne Kelso. Grace Sivadge, board member, agreed to find a person to fill the Unit 3 position. Diana Hoppee was the person who agreed to fill the Unit 2 position.

Ladies of the Lake: Mindy Durham reported they have had another successful year. Our treasury balance in August 2025 to date is \$4,347.67. This includes \$1,000 currently earmarked for an AC system at the AHCC and \$450 earmarked for playground ground covering for VN/MN.

The activities we sponsored were: 1) Last August – Meet and Greet Dinner. 2) October – Soup/Chili Cook Off & Halloween Bash. 3) November – Treasure Bingo. 4) December – Children’s Christmas Party. 5) April – Annual Indoor Yard & Bake Sale. 6) July – Independence Day Ice Cream at the Beach.

This year we adopted having morning coffees/breakfast out at a local restaurant instead of having an actual business meeting every month just for some “girl time”. We have an amazing group of (18) ladies on this committee. We also have an additional group of lake ladies as a resource that we draw from when we need food donations or other help with events. I personally am so proud to work alongside this amazing group of women! I would also like to express our appreciation to the entire Leisure Lake Community for their support and participation as we work together towards making Leisure Lake a fun friendly place to live!

Old Business: None

New Business: None

Discussion: None

Russ Sivadge reported the Election Results: Unit 1, Dale Hansen: 15 – Yes, 2 – No; Unit 2, David Knox: 5 – Yes, 2 – No; Unit 3, Mike Saindon: 1 – Yes 0 – No; Unit 4, Open; At Large, Caleb White: 33 – Yes 2 – No.

142 ballots were sent out and we need 20% (29 ballots) returned for the proposed by-laws. We must have 51% of the ballots with a yes or no vote to be counted, otherwise it defaults to the board.

Proposed by-law on Article IV Directors Section II Qualifications: 34 ballots returned, 26 Yes, 8 No. By-Law Passed.

Proposed by-law on Article XII Swimming, boating, beach, main dock and roads Section VI speed boating and skiing watercraft stickers: 34 ballots returned, 29 Yes, 5 No, By-law Passed

Proposed by-law Article I Membership Section III Assessments F Leisure Lake Neighbor Betterment Group: 35 ballots returned, 32 Yes, 3 No, By-Law Passed.

Lynn McCarter made a motion to destroy ballots at the September meeting, Mike Saindon seconded the motion. **Motion Passed.**

Grace Sivadge made a motion to adjourn the meeting; Vicki Baker seconded the motion. **Motion Passed.** Meeting was adjourned at 1:40 p.m.

Submitted by
Becky Thrap
Office Chair