

Leisure Lake Association, Inc.  
Board Meeting Minutes  
March 14, 2020 – Approved

**Board Members Present for Roll Call/Meeting:** Mike Parkhurst, Alan Smith, Cinda Stifel, Denise Johnson, Randy Wellman and Kim Telkamp

**Board Members Absent for Roll Call/Meeting:** Tom Metzgar, Jason Shanks, Denise Lindquist, Miles Tratchel, & Rodney Dilley.

**Guests:** Mike Smith, Max Dickerson, Dale Hansen, Lynn McCarter, Angela Knox, Kenny Thrap, Becky Thrap and Kristie Martin.

Mike Parkhurst called meeting to order at 9:03 a.m. and took roll call.

**Guests Discussion & Comments:**

- 1) Mike Smith –Mike Smith inquired of the Board the rental cost of the larger portion of the ELB building for his business. Discussion ensued. He will do research and get back to board.
- 2) Angela Knox – Angela Knox presented ideas for the beach project. Discussion ensued. She will join the Vision and Mission Committee to work on the project and become it's chair.
- 3) Max Dickerson – Max Dickerson presented to the Board the need for a tractor for the roads. Discussion ensued over road equipment.

**Minutes/Financials:**

February 8, 2020 Minutes

Denise Johnson made a motion to approve the February 8, 2020 Meeting Minutes. Cinda Stifel seconded the motion.

**Motion carried.**

January 2020 Financials:

Denise Johnson made a motion to approve the January 2020 financials. Kim Telkamp seconded the motion. **Motion carried.**

**Committee Reports:**

**Road Committee:** Tom Metzgar tendered his resignation from the Board of Directors and all Committees. Kenny Thrap reported that he and Tom maked up the road binder with 21 areas of lake roads that need to be addressed and prioritized the first 11 for execution. Further discussion over what type of equipment will best serve the lake roads and lake needs. Research prices for next meeting. The road by Tyler Dyer is priority #1. Alan Smith volunteered to follow up with Tyler Dyer this weekend to have him remove his vehicles off the road so that gravel can be delivered. Kenny Thrap will make repair of the south door today.

**Building Committee:** No report.

**By-Laws:** No report.

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

**Vision & Mission Committee:** Kim Telkamp stepped down as Committee Chair and will remain a member of the committee. Angela Knox has been appointed as the new Committee Chair.

**Lake and Property Maintenance Committee:** Randy Wellman stated they have been working on putting up walls at the ELB Building. Discussion over a new name for the building with a possible new name of Leisure Lake Rentals.

**Budget Committee:** Becky Thrap reported they have now have a balanced budget for Fiscal year 2020-2021. A budget workshop will be held on April 25, 2020 at 9 a.m. at Becky & Kenny Thrap's residence.

**Lake Reclamation:** No report.

**Election Committee:** No report. (Annual Event)

**Fishing Tournament:** Ladies of the Lake will host breakfast of donuts, rolls and coffee. Trophies have been ordered.

**Nominating Committee:** ‘Willing to Run’ letters were mailed to all Lake Members with the March newsletter.

**Legal Committee:** Mike Parkhurst presented the Board with a report from Kristie Martin on Probate and Bankruptcies. 1 probate case dropped off the list as the estate paid the account in full and 1 new probate case was added to the list. They now have is a new list of members with a signed covenant but who have not paid. We can file 6 small claim cases per year.

**Probate Cases:**

- 1) **Estate of Laverne Hansen** – As of 3/10/2020, no update & progress since January 27, 2020.
- 2) **Estate of Michael Johnson** – As of 3/10/2020, no update & no progress since September 25, 2019.
- 3) **Estate of Jim Whisman** – As of 3/10/2020, the Judge granted an extension for the filing of inventory on 3/2/2020. As of 3/5/2020, Publication Notice Letters have been granted.
- 4) **Estate of Lindell Willey** – As of 3/10/2020, Slater-Neal Funeral Home made a claim against the Estate on 2/13/2020.
- 5) **Estate of Jerry Alan Kearby** – (Newly added) A probate case was opened on 9/12/2018. As of 3/10/2020, a claim against the Estate by another creditor was satisfied on 12/16/2019. Leisure Lake’s claim is awaiting a signature from Mike Parkhurst & then it will be mailed. This case is in Carter County.

**Conservatorship/Guardianship Cases:**

- 1) **Patricia Ann Frisbie:** As of 3/11/2020, an amended inventory of the estate was filed on 2/18/2020.

**Bankruptcy Cases:**

- 1) **Bill Polacek & Leslie Corliss: Chapter 13:** As of 3/10/2020, no payments have been received by the Bankruptcy Trustee for all debts prior to 2019 and no payments have been received nor have received any calls from the debtors regarding 2020 assessments and/or setting up a payment plan.

**Ladies of the Lake:** There are many fun activities planned for the remainder of the year. Please refer to the newsletter, FaceBook and lake website for more detail

**Shelter House:** Dale Hansen reported that they need assistance installing wood on the gables and shelving in the storage room. Calling all Carpenters!

**Spillway Committee:** Kenny Thrap stated there is nothing new to report until we know if we can purchase land or not. . Discussion ensued over land issues. Lynn McCarter to follow up to see if willing to sell and how much land.

**Office Committee:** Becky Thrap reported that newsletters have been mailed. Trophies and memorial plaques have been ordered. Kristie Martin’s trip has been cancelled. We will be redoing the financials back to July due to charges for Troy George being but under rock and should have been under professional services, the total amounts will not change. Alan Smith inquired if the Office Committee has developed a plan for the office remodel and Becky Thrap reported that it remains on the “To Do” list.

**Old Business:**

- A. **Little Leisure Committee:** (Deadline is March 2023) Alan Smith reported that the trees need to be cleaned off the dam.
- B. **Dumpster Camera Photos/DVR System & Installation for Dumpster & Shelter House:** Mike Parkhurst reported that Jason Shanks and Mark Lindquist installed the new camera system at the maintenance building. Jason Shanks suggested that the lake purchase internet for the maintenance building, however, it is not financially feasible at this time. The trailer camera is to be installed at the Shelter House. Discussion ensued.

**C. ELB rental status update:**

- 1) Rental Agreements - Becky Thrap presented the revised rental agreement for storage units. Discussion ensued. The Board reviewed the revised rental agreement and approved the presented changes. Renters can pay monthly or in one lump sum.
- 2) Commercial Lease Agreements - Discussion ensued over details of renting the building commercially. Gas, oil and tire disposal, insurance being key topics
- 3) ELB Repair – The office has received funds from the insurance claim to complete the building repair.

**D. Brush Clearing Project:** Mike Parkhurst reported that all of Unit 1 is complete. Unit 2 is partially complete. Unit 3 & Unit 4 have not yet been started on. Meet at 9 a.m. on April 18, 2020. Bring Gloves. Luncheon at the Shelter House.

**E. Probate/Bankruptcy/Illegal Trash Dumping:** Probate/Bankruptcy under Legal Committee. The Office has mailed out two illegal dumping notices.

**F. Vandalism at Mailboxes/Plexiglas installation:** Alan Smith reported that Plexiglas was found in the maintenance shed and will be installed at the Mailboxes. If it breaks, Alan Smith is approved to purchase what is needed.

**G. Repair Maintenance Building Door:** Kenny Thrap will make repairs.

**H. Maintenance Building Scrap Metal:** Scrap metal is loaded and ready to go

**New Business:**

**A. Stop Sign Replacement- Corner of 25<sup>th</sup> Street & Plaza Drive** – Kenny Thrap stated it is the lakes responsibility to fix the stop sign. Alan Smith stated there is a post in the maintenance shed for its repair. The office is to call Dig Rite prior to digging.

**B. Internet for Maintenance Building** – Previously discussed and not feasible at this time.

**C. Tom Metzgar Resignation-** Previously discussed.

Alan Smith made a motion to adjourn. Randy Wellman 2<sup>nd</sup> the motion. **Motion carried.** Meeting adjourned at 11:00 a.m.

**Next Board Meeting: April 11, 2020 at 9 a.m.**

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