

Leisure Lake Association, Inc.
Approved Board Meeting Minutes
December 13, 2025

Lynn McCarter called the meeting to order at 9:05 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, and Stephanie Dolan.

Board Members Absent: Denise Lindquist and Vicky Baker

Guests: Amanda White, Max Dickerson, Craig Knox, Sean Maschler, Connie Metzgar and Robert Johnson, and Kevin Smith.

Guests Discussion:

Kevin Smith approached the board with discussion of the lake office being an alternative drop off for packages being delivered d/t inclement weather.

Jamie Allen approached the board, and guests, about recent break-ins within the community. There have been three break-ins recently and Jamie just asks that everyone be cautious.

Approval of November Minutes: Kenny Thrap made a motion to approve November board meeting minutes; Caleb White seconded the motion, it passed unanimously.

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

Committee Reports

Road Committee: Mike Saindon reports that they have been spreading chip rock on the hills.

Building Committee: Craig Knox building is going up and everything looks good

Lake & Property Maintenance/Spillway Committee: The spillway is done.

Legal- Last two cases are ready to file, nothing new to report.

By-Law Committee: Will be discussed under New Business

Audit Committee: N/A

Office Committee: Just a reminder for board members, your assessments need to be paid in full, or have a payment plan in place, by the end of the month to remain eligible for the board.

Covenant Committee: Will be discussed in old business.

Ann Hansen Community Center Committee (AHCC): N/A.

Vision/Mission Committee:

Coffee was served on Saturday December 6

- Treasury balance to date is \$1,087.97. This includes expenses of \$27.72 and \$55 in donations.
- The Holiday Raffle brought in \$110 with Chris Hood and Connie Metzgar being the winners of the Spiral Ham & Turkey
- All receipts and financials have been submitted to the association office.

Ladies of the Lake:

- The ladies met on November 22 for coffee with 9 members present
- Account balance to date is \$3,908.89.
- \$2000 allocated for the AHCC AC system
- \$450 allocated for the playground project
- Huge Thank You to Richard and LaLonnie Charles for being Mr. & Mrs. Claus.
 - There were six adults and three children that went caroling and passed out goodies, thank you!
- Thank you to Diana Hoppe, Lora Kent, Connie Metzgar, and Kathryn Morrison for helping to organize these events!
- Next meeting will be on January 24, 2026.

Old Business

- A. Applications for Betterment Group and SOP
 - 1. Kenny Thrap made a motion to approve the SOP as presented with immediate implementation. Dale Hansen seconded the motion; it passed unanimously.
- B. Review of covenant restrictions
- C. New Sign at Office
 - 1. Completed
- D. Update on zoom for monthly meetings
 - 1. Cabinet is in progress for the tv to be mounted in

- E. Grundy Fire District
 - 1. No report
- F. Written procedure for harvesting pictures from cameras
 - 1. N/A
- G. Playground equipment at AHCC
 - 1. Equipment has been installed with the ground covering still needing to be put down. Slow progress d/t inclement weather.
- H. Replace shingles on ELB building
 - 1. $\frac{3}{4}$ of the way completed with the shingles portion of the project, metal roof will be completed next. Delays in progress d/t inclement weather.
- I. AHCC air conditioning
 - 1. Caleb White will be picking them up on his way home, hoping to be installed soon.
- J. Rebuild maintenance door
 - 1. Still on the list to be completed
- K. Beach house septic issues
 - 1. Bathrooms are shut down right now for the season. A motion was made to have Constant & Son Excavating, Chillicothe, MO, to inspect and correct issues at beach restrooms. \$1,500 will be allocated from the Building Maintenance account. It passed unanimously.
- L. Repair leak at the dam
 - 1. This has been completed
- M. Getting credit card payment system at the office
 - 1. Amanda White to write up a policy and procedure to be reviewed by the board
- N. Culvert on dam hill
 - 1. Culvert provided is too small, a larger one will be provided.
- O. ELB rental- Various rental agreements are being reviewed with a proposal to be presented to the board at the next meeting.

New Business

A. Proposed by-law amendment: Article XII Swimming, Boating, Beach, Main Docks and Roads; Section 1 Alcoholic beverages- Kenny Thrap

1. Ardith Wellman 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. Dale Hansen seconded the motion; it passed unanimously.

B. The by-law change regarding the removal of horsepower restrictions was not accepted with no further conversation.

C. Procedure for small claims court cases- Office

1. The office wishes to clarify if the board needs to approve the list of people going to small claims court. This was discussed and the board states they do not need to approve it but would like to be informed as they are now of proceedings.

D. Creation of enforcement committee- Sean Maschler

1. Working on establishing fines

E. Procedure for removing vehicles parked in the road for snow removal or work-road committee

1. The road committee presented a notice of vehicle removal to the board for discussion. There are a few changes to be made, these will be presented and discussed at the next meeting.

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

At 12:14 pm Kenny Thrap moved to end closed session. The motion was seconded and passed unanimously. Dale Hansen made a motion to adjourn the meeting; this motion was seconded by Lynn McCarter and passed unanimously. Meeting was adjourned at 12:15 pm. The next board meeting will be on Saturday, January 10, 2026, at 9 am at the AHCC.

Respectfully Submitted,

Amanda White