

Leisure Lake Association, Inc.  
Board Meeting Minutes  
May 11, 2019 Approved

**Board Members Present for Roll Call/Meeting:** Lynn McCarter, Dale Hansen, Kim Telkamp, Denise Johnson, Alan Smith, Rodney Dilley and Tom Metzgar. Rose Welsh arrived later.

**Board Members Absent for Roll Call/Meeting:** Mike Parkhurst, Miles Tratchel and Randy Wellman

**Guests:** Nancy Thrap, Ann Hansen, Becky Thrap, Mike Smith, Kenny Thrap and Kristie Martin

Lynn McCarter called meeting to order at 9:05 a.m. and took roll call. Guest roll call followed.

**Guests Discussion:** N/A

**Minutes/Financials:**

Dale Hansen made a motion to approve the April 13, 2019 minutes as corrected. Tom Metzgar seconded the motion. **Motion carried.** Dale Hansen made a motion to approve the March 2019 financials. Kim Telkamp seconded the motion. **Motion carried.**

**Committee Reports:**

**Road Committee:** Lynn McCarter reported that Mike Smith will work 20 hours once the rain stops and the road conditions improve. The lake is currently out of rock budget for the roads as of May 2019. Once the new fiscal year begins, the Committee will check road tubes and begin mapping which are a priority. Terry Hern's equipment will be utilized in the replacement of road tubes. The committee will defer his payment until the new fiscal year. A decision will need to be made of where to put the debris from the tubes. The Committee is hoping to begin road work on June 10, 2019 after prioritizing roads worst to best. A resident has inquired into rock on his residential road and due to budgetary constraints rock placement will be delayed until July 1, 2019.

**Building Committee:** No new construction.

**Budget Committee:** Becky Thrap went over the 2019-2020 budget. Employee wages and taxes will be discussed in Executive Closed Session.

Discussion ensued regarding the order of the projects for special assessments. These are suggestions only.

- 1) Former ELB Building
- 2) Posts on the dam
- 3) Shower/Beach
- 4) Lake Office Remodel
- 5) Spillway
- 6) Little Leisure (will need to be completed by 2023)

**Nominating Committee:** The following lake residents will be on the ballot this year: Kim Telkamp, Denise Johnson, Mike Parkhurst and Cynda Stifel. However, there is one Board position available so please put out the feelers for another candidate. It has been determined that Alan Smith has one more year of Board service to complete.

**Election Committee:** No report.

**Entertainment Committee:** There is no chair for this Committee. The three members decided to work together: Connie Metzgar, Rose Welsh and Deanna McCarter. It was suggested to help recruit additional members.

**Shelter House:** Joe Holtkamp donated a coffee machine and coffee pots. There was a half day work day and five workers showed up. The renovation is  $\frac{3}{4}$  completed. The next work day coming up will need six solid workers to finish.

**Office Committee:** Becky Thrap reported that May billing and newsletter have been mailed. The Covenant Project has begun. We will be contacting the insurance company to immediately add the pro-rated rates for the Former ELB Building and the Shelter House.

Becky Thrap reviewed all of the various Committee's and their members with the Board so that the lake can have current information.

Dale Hansen expressed concern that the office was closed on an open day. It was suggested to have a volunteer call sheet for the Secretary to utilize in case of any emergency. In addition it was stated that sensitive information should be secured when volunteers are helping out.

**Audit Committee:** Denise Johnson will work with Ann Hansen on the auditing process.

**Vision & Mission Committee:** Kim Telkamp will work with Betty Austinson to get info so the sign can be repaired.

**Lake Reclamation:** Miles Tratchel is working with MoDNR but is not present to provide an update.

**Lake and Property Committee:** Dale Hansen gave info on chemicals used to control the lily pads. Discussion ensued. Tractor for mower is in need of repair due to lack of maintenance.

**Legal Committee:** Dale Hansen stated the Committee will move forward with Small Claims court cases. Dale further stated that he will not be on the Committee next year. He suggested that any collections need to go back into the legal budget as the current budget is not sufficient.

### **Old Business:**

#### a. **By-Laws Committee:**

Ann Hansen presented to the Board the report from the By-Laws Committee regarding proposed changes to the existing By-laws as indicated below by bold and double underlined markings. Discussion ensued. The Board asked that the words/sentences be struck and/or changed from the proposed changes as indicated below. Vicki Baker had sent emails to the board prior to the meeting.

## LEISURE LAKE BOARD MEETING – **MAY 2019** - REPORT OF BYLAWS COMMITTEE

### **Article I: Membership**

#### Section III – Assessments

##### A. Assessment Charges

Leisure Lake Association membership year is from January 1 thru December 31. Assessments for all property owners are payable in advance of utilizing any Leisure Lake facilities, services, serving on any board or committees and due on or before December 31<sup>st</sup> of each year. A 10% late payment penalty will be assessed to all payments made after December 31<sup>st</sup>. On any lot purchased after January 1<sup>st</sup> the assessments will be pro-rated from the 1<sup>st</sup> of the following month forward to December 31<sup>st</sup>

## B. Non-Payment of Assessments

In the event a property owner has not paid in full the amount of the assessments on his/her lot(s) no later than December 31<sup>st</sup> of the assessment year or make arrangements satisfactory to the Board of Directors (signed a payment agreement), he/she will be considered delinquent and no longer a member in good standing. He/she will no longer be eligible to vote in the election of Directors and will not receive a ballot.

**STRIKE THE SENTENCE:** ~~D. Employees Payment of Assessments – much discussion, but leave the same.~~

## G. Payment Plans

The association offers a payment plan for assessments which is intended to have assessments to be paid in full

**STRIKE AND REPLACE WITH: “by the end of the”** ~~before they are due in the current~~ assessment year.

- The amount due on each monthly statement will be increased to include postage and handling.
- **STRIKE THE SENTENCE:** ~~Properties purchased with liens and back dues owed are given a one year period to have all liens and assessments paid in full before the following assessment year due date.~~
- Assessments being paid on a payment agreement will have a 10% penalty applied to the principal of the unpaid balance after **STRIKE AND REPLACE WITH: JANUARY** ~~March~~ 1<sup>st</sup> of the assessment year owed.
- 

## Article IV

### Directors

Section I. A. Individual Board or Committee members do not have the right or authority to make decisions for the board without specific authorization by the Board.

Section II – Qualifications - No person shall be eligible to become or remain a Director of the association who is not a paid-up member **STRIKE THE SENTENCE:** ~~or the member of paid-up member's household who is in good standing.~~ A member must have signed the Covenant agreement for all properties in his or her name(s) effective August 9, 2014.

Section IV Election and Tenure of Office - B. Eligibility – Only one (1) member in good standing of any household shall be eligible for nomination or election to the Board at any one time. A member must have his/her name on the deed of their property to run for office. A member in good standing has all their dues current, **ADD “including payment plans”**, and is not in any violation of the Leisure Lake Bylaws.

Dale Hansen made a motion to accept the By-law changes. Denise Johnson 2<sup>nd</sup> the motion. Motion carried. There will be vote at the June 8 and on July 13, 2019 to adopt the new By-law changes. Passage requires 2/3 majority vote of the Board (8 members).

- a. The Sherriff and Deputy is aware of the noise and 4 wheeler concerns around the lake. The Lake needs neighborhood awareness as that is the only recourse. Please contact the Sherriff's department with your concerns.
- b. Dale Hansen inquired an update on Paul Young. Lynn McCarter suggested that a letter be sent by the lawyer.
- c. It was brought to the Boards attention that there is a chicken coop at John Peterie & Marilyn LaSage residence. A letter will be sent out to the resident.

### **New Business:**

- a. Vote on the 2019-2020 Budget will be held after the Executive closed session.
- b. Lynn McCarter presented suggestions on storage rental rates. The average rates fall between \$.18-\$.30 per square foot/year. The larger the space the cheaper the rates. Lynn's recommendations are \$.25 by the year and \$.30 by month to month with no guarantee on space if rental option is month to month. All payments would be paid at the lake office. He desires that the building becomes self-sufficient.

Lynn further presented ideas for developing a place for the trash, developing a place for recycling and taking down the cottonwoods as space is a premium for the aforementioned items.

Denise Johnson made a motion to go into Executive Closed Session. Dale Hansen 2<sup>nd</sup> the motion.

### **Executive Closed Session to Discuss Employees Reviews**

Denise Johnson made a motion to come out of Executive Closed Session. Dale Hansen 2<sup>nd</sup> the motion. Motion carried.

Dale Hansen made a motion to accept the 2019-2020 Budget. Tom Metzgar 2<sup>nd</sup> the motion. Motion carried.

**Adjourn:** Dale Hansen made a motion to adjourn the meeting. Tom Metzgar seconded the motion. **Motion Carried.** Meeting adjourned at 12.05 p.m.

**Next Board Meeting: Saturday June 8, 2019 at 9:00 a.m.**

Lynn McCarter  
Respectfully submitted,  
Without Prejudice, All Rights Reserved  
By: Kristie Martin, A.R.  
Leisure Lake Secretary