

Leisure Lake Association, Inc.
Board Meeting Minutes
May 16, 2020 – Approved

Board Members Present for Roll Call/Meeting: Mike Parkhurst, Alan Smith, Cinda Stifel, Denise Johnson, Randy Wellman, Kim Telkamp, Denise Lindquist, Miles Tratchel and Rodney Dilley.

Board Members Absent for Roll Call/Meeting: Jason Shanks.

Guests: Mike Smith, Max Dickerson, Dale Hansen, David & Angela Knox, Kenny & Becky Thrap, Kristie Martin, Richard Jones, Joe Holtkamp and Jack Stifel.

Mike Parkhurst called meeting to order at 9:01 a.m. and took roll call at the Shelter House.

Guests Discussion & Comments:

- 1) David Knox sought Board permission to install vending machines in his storage unit. He advised the board that he will cover all costs and assumes all liabilities. Board approved.
- 2) Dale Hansen mentioned that the tables at the beach need to be chained down as people are putting them in the water and jumping off them. Vision & Mission Committee will address this. The swim dock was mentioned and Becky Thrap reported that it has been welded and the wood has been ordered. Leisure Lake Rentals has 2 remaining stalls available to rent: 1 large and 1 small. Discussion ensued.

Minutes/Financials:

March 14, 2020 Minutes

Kim Telkamp made a motion to approve the March 14, 2020 Meeting Minutes. Denise Johnson seconded the motion. **Motion carried.**

Revised July 2019 to January 2020 Financials:

Becky Thrap reported the financials were revised due to entries for Troy George were under the wrong category – it should have been under professional services and it was put under rock. The grand totals did not change. Denise Johnson made a motion to approve the Revised July 2019 to January 2020 financials. Denise Lindquist seconded the motion. **Motion carried.**

February 2020 Financials:

Denise Johnson made a motion to approve the Feb 2020 financials. Alan Smith seconded the motion. **Motion carried.**

March 2020 Financials:

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

Committee Reports:

Road Committee: Mike Parkhurst reported that rock has been placed on Tyler Dyer road. Post the rain storm on May 14, 2020, a broken water line was discovered in Unit 3. There is a boil order for Units 2, 3 & 4 and a notice was sent to KTTN Radio along with notices posted at the mailboxes and the office. We are currently over budget on rock. Discussion ensued on gravel in the ditches, culverts, road maintenance and road map priority binder. Additional discussions were held to determine the purchase of new or used tractor/attachments for the road.

Building Committee: No report.

By-Laws: No report.

Audit Committee: No report.

Vision & Mission Committee: Angela Knox will be scheduling a meeting so planning can begin.

Lake and Property Maintenance Committee: No report.

Budget Committee: Becky Thrap suggested to have the Budget Workshop immediately following today's Board meeting instead of on Saturday, May 30, 2020. Board agreed.

Lake Reclamation: No report.

Election Committee: No report

Fishing Tournament: Alan Smith reported that trophies have been ordered and all supplies are at the office. Denise Johnson will be updating the FaceBook page and the Secretary will be updating the website. Alan Smith reported they will use his scale this year. Social distancing guidelines will need to be followed for the check-in and weigh-in. Cinda Stifel will handling the tournament this year. The lake secretary will contact the Conservation Agent.

Legal Committee: Mike Parkhurst presented the Board with a report from Kristie Martin on Probate and Bankruptcies. One new bankruptcy case was added to the list. Mike Parkhurst also reported that Tyler Willey is the new owner of the Lindell Willy Estate. Randy Wellman reported that Verne Hansen's property has been sold.

Discussion ensued over property owners renting out their homes which is a by-law violation. We will send certified letters to current property owners and their respective tenants. Discussion ensued.

Discussion over trash outside the dumpsters. Recycle dumpster is temporarily unavailable. The Committee to review the dumper camera needs to meet to determine if there are any new violators that need to be notified. Discussion ensued over going back to larger dumpsters.

Probate Cases:

- 1) **Estate of Laverne Hansen** – As of 5/12/2020, no update or court progress since the January 27, 2020 hearing for Leisure Lake's Claim against the Estate.
- 2) **Estate of Michael Johnson** – As of 5/12/2020, no update or court progress since September 25, 2019.
- 3) **Estate of Jim Whisman** – As of 5/12/2020, on May 4, 2020 an Inventory & Appraisal Filing was made in the amount of \$20, 850.00 for Real Property and \$21,008.74 for Personal Property.
- 4) **Estate of Lindell Willey** – As of 5/12/2020, there are no updates to report for this case. Mike Parkhurst reported that he has been notified that Tyler Willey is the new owner of the property as of May 14, 2020.
- 5) **Estate of Jerry Alan Kearby** – A probate case was opened on 9/12/2018. Through my research, I discovered this member passed away on 2/25/2020 as the lake office was never notified of his passing. Leisure Lake's claim against the estate was received on 3/19/2020. Subsequently, a Motion to Dismiss for untimely filing was filed on 3/24/2020. On 4/2/2020 and Amended Inventory & Appraisal was filed. There will be a hearing on 6/9/2020 at 1:30 p.m. regarding Leisure Lake's Claim Against the Estate. This case is in Carter County (Southeast Missouri). The Board will need to determine who will attending all court hearings on behalf of the lake.

Conservatorship/Guardianship Cases:

- 1) **Patricia Ann Frisbie**: As of 5/12/2020, no changes to the docket since February 2020.

Bankruptcy Cases:

- 1) **Bill Polacek & Leslie Corliss: Chapter 13:** As of 5/12/2020, 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 HOA's dues and/or setting up a payment plan. A letter was sent to Bill Polacek and Leslie Corliss dated 4/4/2020 advising them that all 2020 Assessments need to be remitted to the lake as they are not a part of the Chapter 13 reorganization. They were further advised that as of 4/4/2020 that the lake has not received any payments from the Trustee's office and to please advise if this information is incorrect. A response to the lake has not been received.
- 2) **Gary Lee Teepee: Chapter 7:** The Bankruptcy was filed on May 6, 2020. Meeting of Creditors is scheduled for June 11, 2020 at 2:00 p.m. and can be called in via conference call. Deadline for filing an objection to discharge or to challenge whether certain debts are dischargeable is 8/10/2020. No proof of claim is required at this time as there is no property available to pay creditors.

Nominating Committee: Becky Thrap reported that she needed Randy Wellman & Denise Lindquist to sign their willing to run form. Nomination List will be posted later this month. Tom Metzgar's position needs to have someone appointed to fill his term.

Office Committee: Becky Thrap reported that the office is back open to its normal schedule and a 6-foot distancing is in effect at the office.

Ladies of the Lake: Cinda Stifel reported that the committee has not had any meetings due to the corona virus. Several activities have been cancelled. The Ladies of the Lake will be providing cinnamon rolls, coffee and donuts at the Fishing Derby on Memorial Day weekend, May 23, 2020. Cinda Stifel will be doing the check-in, weigh-in and selling boat stickers.

Shelter House: Dale Hansen reported that additional wood work had been completed at the Shelter House. There is still more work that needs to be done. The electric hot water heat isn't working. David Knox commented it was likely the elements and should be a \$30.00 fix. Dale Hansen further stated that the remaining big items to complete the Shelter House are a heater and an air conditioner. Dale Hansen was recognized for his efforts.

Spillway Committee: Kenny Thrap stated there is nothing new to report. Alan Smith reported that the blocks need to be moved as they are blocking the water on half of the spillway. Alan Smith is checking on getting someone lined up to move the blocks and Kenny Thrap will pay for the work to be done. Discussion ensued.

Old Business:

- A. **Little Leisure Committee:** (Deadline is March 2023) Nothing new to report.
- B. **Dumpster Camera Photos/DVR System & Installation for Dumpster & Shelter House:** Mike Parkhurst that the camera drive needs to be removed and reviewed by the committee for violators.
- C. **ELB rental status update:**
 - 1) **Rental Agreements** – Dale Hansen suggested that the rental agreement needs more clarity as it pertains to the 6 month/annual rental and an additional line for Board member signature line. Discussion ensued and changes to the contract will be made.
 - 2) **Commercial Lease Agreements** –Discussion ensued.
 - 3) **ELB Repair** – The office has received funds from the insurance claim. Work has been completed.
- D. **Brush Clearing Project:** Mike Parkhurst reported that this project is currently on hold due to social distancing.
- E. **Probate/Bankruptcy/Illegal Trash Dumping:** Probate/Bankruptcy under Legal Committee.
- F. **Vandalism at Mailboxes/Plexiglas installation:** Alan Smith reported the Plexiglas has been installed. Alan Smith to post the Boil Order Notice and Members not in good standing at the mailboxes today. Cinda Stifel with the Ladies of the Lake would like to install a library box by the mailboxes so that books can be shared. Angela Knox commented that Vision and Mission would like trim around the mailboxes and the Ladies of the Lake would like to plant flowers at the office.
- G. **Repair Maintenance Building Door:** Kenny Thrap reported repairs have been done.
- H. **Maintenance Building Scrap Metal:** Dale Hansen reported that the scrap metal has been taken in and will bring proceeds to the office.
- I. **Closing of Road at Mancel Lee Park** Mike Parkhurst is tabling this discussion to the next meeting.

New Business:

- A. **Stop Sign Replacement- Corner of 25th Street & Plaza Drive** – This has been completed.
- B. **Buoy – Jack Wright Building** – Alan Smith reported that Jack Wright wants a buoy placed by there house. Alan stated he will take care of installation.
- C. **Bath House** – Alan Smith reported that there are leaking toilets in both toilets. Alan Smith was able to obtain some of the parts but will need additional parts to complete the job. Discussion ensued over exchanging copper pipes out for pex lines. Discussion ensued over the shower, there is \$1,000.00 available for it.

Denise Johnson made a motion to adjourn. Alan Smith 2nd the motion. **Motion carried.** Meeting adjourned at 12:27 p.m.

Next Board Meeting: June 13, 2020 at 9 a.m. at the Shelter House

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