

Leisure Lake Association, Inc.  
Board Meeting Minutes  
June 13, 2020 –Approved

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

**Board Members Absent for Roll Call/Meeting:** Jason Shanks, Miles Tratchel and Rodney Dilley.

**Guests:**, Max Dickerson, Dale Hansen, Carolyn Kelso, Matt Waddle, David & Angela Knox, Craig Knox, Jeanne Wheeler, Nancy Thrap, Kenny & Becky Thrap, Kristie Martin

Mike Parkhurst called meeting to order at 9:11 a.m. and took roll call at the Shelter House.

**Guests Discussion & Comments:**

- 1) David Knox stated that he needs power for the vending machines. Since there is existing power at the ELB he sought the Boards permission to use the existing meter and pay the monthly bill. Discussion ensued and the Board approved his request.
- 2) Dale Hansen presented that a guest attempted to purchase a boat sticker and was denied. The member was not at the lake. Discussion ensued. The new procedure prescribes that when a guest comes into the office to purchase a boat sticker, the secretary is to call the property owner to obtain verification and permission in order to sell a boat sticker to the guest. Dale Hansen also inquired if a board replacement has been found for the vacant seat of Tom Metzgar. The board has not found a replacement yet.
- 3) Carolyn Kelso presented that the brush needs to be trimmed back along the edge of the beach near the tan house due to the fact that you cannot see cars coming and it creates a safety issue.
- 4) Matt Waddle presented concerns over roads and ditches. He stated he has experience with the Iowa DOT. Discussion ensued over the best course of action with the equipment we have.
- 5) Craig Knox presented issue with the trash dumpsters as they are always full. He offered a suggestion for a larger unit. Discussion ensued. The Board approved the office to obtain a quote from Rapid Removal for 2 6-yard bins without lids. Discussion ensued.
- 6) Angela Knox, Chair for the Vision & Mission Committee, presented that the committee will be painting the swing set at the beach as its first project. Angela Knox stated that there is \$1,000.00 in special assessments allocated for the shower. She sought board permission to reallocate the funds for other projects at the beach since shower material were being donated. The board approved her request. In addition, Angela Knox sought board permission for a fundraiser in the form of kayak rental from the former ELB Building. The board approved her request. The Kayak rentals will only be for members in good standing. Lastly, the committee will be selling t-shirts. Colors will be lime green and blue. Prices are \$20.00 for sizes up to extra-large and size 2 XL will be \$25.00. They will be selling them at the beach on July 4<sup>th</sup>, 2020.
- 7) There is spray available for spraying lily pads. There are people assigned in each bay to spray. It is locked up and the key can be obtained from Randy Wellman, Dale Hansen or Tom Woolf.
- 8) Jeanne Wheeler wanted to purchase a bench and place on the other side of where her dad's bench is currently located. Jeanne Wheeler is seeking the board's permission to do this. The board has approved her to do this.

**Minutes/Financials:**

May 16, 2020 Minutes

Denise Johnson made a motion to approve the May 16, 2020 Meeting Minutes. Randy Wellman seconded the motion. **Motion carried.**

April 2020 Financials:

Randy Wellman made a motion to approve the April 2020 Financials. Kim Telkamp 2<sup>nd</sup> the motion. **Motion carried.**

## **Committee Reports:**

**Road Committee:** Mike Parkhurst reported that rock was placed on Hillcrest in May, on Lakeview by Rick Lee and on Fawnwood Drive. Load of sand was donated for the beach. Max Dickerson smoothed out the rock on Fawnwood with his tractor. Discussion ensued. Expectations need to be set for the road maintenance employee by the committee.

**Building Committee:** No report.

**By-Laws:** No report.

**Audit Committee:** No report.

**Vision & Mission Committee:** Angela Knox presented the committee report during the member comments part of the meeting.

**Lake and Property Maintenance Committee:** No report.

**Budget Committee:** Becky Thrap presented the 2020/2021 budget for approval. There will be a 60/40 split of funds between the rock and legal for past due assessments as a result of probate, small claims, bankruptcies and trespassing. Becky Thrap will update Special Assessments to remove beach shower & have it read beach projects.

Denise Johnson made a motion to transfer all unused road maintenance hours for 2019/2020 into to the rock budget for 2019/2020. Randy Wellman 2<sup>nd</sup> the motion. **Motion carried.**

Cinda Stifel asked the Board if they would consider moving the August Board Meeting and Annual Meeting scheduled for Saturday, August 8, 2020 to Saturday, August 15, 2020. Kim Telkamp made a motion to move the August Board Meeting and the Annual Meeting from Saturday, August 8, 2020 to Saturday, August 15, 2020. Denise Lindquist 2<sup>nd</sup> the motion. **Motion carried.**

Denise Johnson made a motion to approve the 2020/2021 Budget. Cinda Stifel 2<sup>nd</sup> the motion. **Motion carried with a vote of 5-1. Yay votes: Cinda Stifel, Denise Lindquist, Kim Telkamp, and Randy Wellman. Nay votes: Alan Smith**

Discussion ensued over adding grass carp. They are in the recommended list of fish to be purchased. The guide line of what fish to purchase each year is in the Stocking guideline book in the office.

**Lake Reclamation:** No report.

**Election Committee:** No report

**Fishing Tournament:** The fishing tournament is rescheduled for Saturday, September 5, 2020. There will be public Bass Fishing Tournament on Saturday, September 26, 2020. The committee will need to provide details. Alan Smith reported that Jack Wright has been given the material for the buoy. Discussion ensued.

**Legal Committee:** Mike Parkhurst presented the Board with a report from Kristie Martin on Probate and Bankruptcies.

### *Probate Cases:*

- 1) **Estate of Laverne Hansen** – As of 6/12/2020, there are 5 of the 7 lots pending sale per Lynn McCarter. Lynn McCarter further stated that once the 5 lots are sold, Wayne Bode will list the remaining 2 lots for sale. A letter dated June 5, 2020 and covenant were sent to Wayne Bode with a cc'd to Wayne Bode's attorney stating that once the covenant is signed the back assessments totaling \$1,340.60 will be forgiven.
- 2) **Estate of Michael Johnson** – As of 6/12/2020, no update or court progress since September 25, 2019.
- 3) **Estate of Jim Whisman** – As of 6/12/2020, no additional update since May 4, 2020 to the court record. Tommy Fry is seeking a letter from the board stating that once the covenant is signed then all the back assessments will be forgiven. Kenny Thrap he will write the letter and Mike Parkhurst will sign. The 17 lots are up for sale.
- 4) **Estate of Lindell Willey** – As of 6/12/2020, no court progress update since February 13, 2020. Mike Parkhurst reported that he spoke with Tyler Willey and the property is now for sale.
- 5) **Estate of Jerry Alan Kearby** – A hearing was held 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 county clerk was contacted, and the lake advised that since the Judge has not added his notes into case.net she could not release any information.

*Conservatorship/Guardianship Cases:*

- 1) **Patricia Ann Frisbie**: As of 6/12/2020, no changes to the docket since February 2020.

*Bankruptcy Cases:*

- 1) **Bill Polacek & Leslie Corliss: Chapter 13**: As of 6/12/2020, 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. The debtor's attorney was contacted for clarification regarding mailing bills for 2020 to the debtor. Debtor attorney responded that 2020 statements can be mailed directly to the Debtor.
- 2) **Garry Lee Teepe: Chapter 7**: The Bankruptcy was filed on May 6, 2020. Meeting of Creditors was scheduled for June 11, 2020 at 2:00 p.m. and was able to be accessed via conference call. Leisure Lake Association, Inc. did not attend. Deadline for filing an objection to discharge or to challenge whether certain debts are dischargeable is 8/10/2020. The debtor's attorney was contacted to verify HOA's/Assessments were able to be discharged. Debtor attorney inquired if debtor no longer owned property at the lake. Secretary responded to the inquiry that debtor currently owns 6 lots and that 5 of the 6 lots are co-owned and that the debtor's property was on the county tax sale in 2019.

**Nominating Committee**: No report.

**Office Committee**: Becky Thrap reported that the storage unit rental agreement has been revised per previous board recommendations. Thus far 3 of the 4 units have been rented. The small claims court letters have been mailed out to 5 members. Ballots have been mailed out along with newsletters. We need a volunteer to help renew the advertisements for Trenton – they need to be renewed in August. Dale Hansen will renew Jamesport's ads.

**Ladies of the Lake**: Cinda Stifel reported that the committee needs to find a chair. Becky Thrap that Lynn Woolf stated the Pontoon Parade will take place on July 4, 2020 and it is sports themed. The pontoon tie-up was cancelled for June 13, 2020.

**Shelter House**: Dale Hansen reported that the east side of the shelter house has been completed with the help of Tom Woolf, Tom Metzgar and himself.

**Spillway Committee**: Alan Smith reported that Troy George will be out this week. He has obtained permission from Johnny Maples so that spillway work can move forward. Donations will pay up to the agreed fee.

**Old Business:**

- A. **Little Leisure Committee**: (Deadline is March 2023) Mike Parkhurst said there is no status update at this time.
- B. **Dumpster Camera Photos/DVR System & Installation for Dumpster & Shelter House**: Mike reported that the system works however it keeps calling for internet. He made an attempt to sync his phone but was unable to get it to connect. Discussion ensued on connections issues. Discussion ensued.
- C. **Brush Clearing Project**: Mike Parkhurst reported that we need volunteers for the brush clearing which is now scheduled for October 3<sup>rd</sup>, 2020. Volunteers need to meet at the shelter house at 8:00 a.m. Cinda Stifel will ask the Ladies of the Lake to see if they will serve the volunteer's lunch.
- D. **Closing of Road at Mancel Lee Park** Mike Parkhurst is tabling this discussion to the next meeting.
- E. **Tractor Bids**: Discussion DB ensued over the tractor quotes that were obtained by Mike Parkhurst from Terry Implements for a Kubota M4-071 Tractor w/ Loader, a Kubota M5-091 Tractor w/ Loader and a Massey Ferguson 4708 Tractor w/Loader and from Magnum Power for a Kioti tractor w/ Loader, a Mahindra Tractor w/ Loader and a used Mahindra Tractor w/Loader and a quote that was obtained by Kenny Thrap for a used Kubota M996D 99 HP. Kim Telkamp made a motion to purchase the used M996D Kubota 99 HP for \$39,900 as presented by Kenny Thrap. (This includes the tractor and the loader only. The grater blade, snow plow, tire chains and backhoe would be purchased separately.) Randy Wellman 2<sup>nd</sup> the motion. **Motion carried with a vote of 5-1. Yay votes: Cinda Stifel, Denise Lindquist, Kim Telkamp, and Randy Wellman. Nay votes: Alan Smith.**

**New Business:**

**A. Budget for 2020-2021:** The budget for 2020/2021 was voted on and approved earlier in the meeting.

Denise Johnson made a motion to recess the regular board meeting and go into Executive Closed Session to discuss employee evaluations. Randy Wellman 2<sup>nd</sup> the motion. **Motion carried.**

Denise Johnson made a motion to come out of Executive Closed session and return to the regular board meeting at 12:10 p.m. Randy Wellman 2<sup>nd</sup> the motion. **Motion carried.**

Randy Wellman stated he purchased a flag for the ELB Building but is looking for a light before it will be installed.

Alan Smith made a motion to adjourn. Denise Lindquist 2<sup>nd</sup> the motion. **Motion carried.** Meeting adjourned at 12:20 p.m.

**Next Board Meeting: July 11, 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