

Leisure Lake Association, Inc.
Board Meeting Minutes
June 8, 2019 Approved

Board Members Present for Roll Call/Meeting: Dale Hansen, Kim Telkamp, Denise Johnson, Alan Smith, Rodney Dilley and Randy Wellman. Mike Parkhurst & Miles Tratchel arrived later.

Board Members Absent for Roll Call/Meeting: Rose Welsh, Lynn McCarter, Tom Metzgar

Guests: Nancy Thrap, Ann Hansen, Kenny P. Thrap, Carolyn Kelso, Lee & Ginny Johns, Denise Lindquist, Becky Thrap and Kristie Martin

Dale Hansen called meeting to order at 9:02 a.m. and took roll call. Guest roll call followed.

Guests Discussion: Ann Hansen stated that she and Vicki Baker went to visit Rose Welsh on June 6, 2019 in Dubuque, IA. Rose Welsh is in hospice and is doing well all things considered. Her mailing address will be left at the office for members to send letters and cards.

Committee Reports:

Road Committee: Alan Smith reported that Mike Smith and Lynn McCarter will be getting together on June 10, 2019 to discuss a plan of action on the roads. A resident requested rock placement on their road. Projects will begin once the new budget becomes effective July 1, 2019.

Building Committee: Alan Shockey will be enclosing his carport and converting it to a bedroom. Alan Shockey will submit building plans to the lake office and to the Building Committee for approval before beginning construction.

By-Laws: By-Laws to be discussed later in the meeting.

Lake Reclamation: Ginny Johns reported a log jam after two floods on the south side of the lake. There is a log across the creek on the road and may cause an issue down the road on the bridge. She suggested that in the fall that the lake be lowered so that the clean-up can begin dredging the lake. It was asked if Assessment funds can be used for the clean-up effort. She also stated that she read an article where private lakes should be lowered every fall so that in the winter time the ice doesn't cause pressure on the dam which is standard procedure.

Ginny Johns further commented that dirt is eroding by the bridge next to their driveway. She stated she had brought that up in a letter last year. The water has taken all of the dirt by the concrete wings and now there is a gaping hole. Placing a barrier there was discussed for safety.

Lake and Property Maintenance Committee: New Committee Chair is Tom Woolf. They had a meeting on June 8, 2019 to discuss lily pads and are wanting to form teams of people to assist spraying. A plan has been developed and the Committee will have a gang box at the maintenance building and have a sprayer available for those who do not have them. A formula on how to mix it will be provided. Aquastar and Buckaneer are currently being used and/or tested to control the lily pads and cat tails.

Budget Committee: No report.

Election Committee: No report.

Fishing Committee: Approximately 40 people attended the fishing derby held in May 2019. Mostly bass and catfish were caught during the tournament. One string of Blue gill was caught. Since no one caught walleye no trophy was issued. Not many photos were taken. All paperwork was returned back to the office.

Entertainment Committee: There is no chair for this committee. Members will be Connie Metzgar, Carolyn Kelso and Deanna McCarter. Dale Hansen reported that Max Dickerson had suggested a weenie roast in the park by the shelter house.

Vision & Mission Committee: Kim Telkamp reported that she is working on getting the sign by the post office redone. Dale Hansen reported that there is a memorial in the park with a water feature and the pipes are broken. Kathy Morrison was going to follow up with the family of the memorial for direction. Randy Wellman reported that a bench was thought to be broken but it turned out that it was not.

Shelter House: Dale Hansen reported that no construction has taken place lately. An ice machine has been donated to them. The Committee had a stand built for the ice machine and is awaiting for both the stand and the ice machine to arrive at the shelter house. He reported that they need to finish the remodel and need six people to complete it. Lastly, Dale Hansen reminded the office to let him know when the Shelter House is rented so that it can be cleaned.

Audit Committee: No report.

Legal Committee: Dale Hansen reported they are working on Small Claims Court actions. Dale Hansen is following up with Paul Young re: mess of his property. Ginny Johns stated that she has been following county court filings and Christina Smiley is court ordered to not reside at Leisure Lake.

Office Committee: Becky Thrap reported on the covenant project. We have a question on a few and following up with the courthouse for clarification on a couple otherwise the project is completed. We also completed a large stack of filing and reorganizing the file folders. The Members Not in Good Standing for June 2019 was given for posting.

Nominating Committee: Nomination List and petitions were posted. No one completed a petition and the official ballot list was posted as follows: Unit 1: Kim Telkamp, Unit 2: Cynda Stifel, Unit 3: Open, Unit 4: Denise Johnson, At Large: Mike Parkhurst. Dale Hansen has a suggestion for a possible board member for the new board to approve.

Minutes/Financials:

May 11, 2019 Meeting Minutes:

Mike Parkhurst made a motion to approve the May 11, 2019 minutes as corrected. Kim Telkamp seconded the motion. **Motion carried.**

June 2, 2019 Special Meeting Minutes:

Mike Parkhurst made a motion to approve the June 2, 2019 minutes as corrected. Miles Tratchel seconded the motion. **Motion carried.**

April 2019 Financials:

Denise Johnson made a motion to approve the April 2019 financials. Mike Parkhurst seconded the motion. **Motion carried.**

Old Business:

a. **By-Laws Committee:**

Denise Johnson read the proposed By-Law aloud for the 2nd reading. A typo was corrected in the Non-Payment of Assessments paragraph and changed from “made” to “make” arrangements satisfactory to the Board of Directors, etc. The items that were added/deleted from the May Board Meeting are on page 3 of the May 11, 2019 Minutes. The 3rd reading & vote will be at the July 13, 2019 Board Meeting.

LEISURE LAKE BOARD MEETING – **JUNE 2019/2ND READING**

REPORT OF BY-LAW COMMITTEE

(REVISED & READ 1ST TIME AT THE 5/11/2019 MEETING)

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 31st of each year. A 10% late payment penalty will be assessed to all payments made after December 31st. On any lot purchased after January 1st the assessments will be pro-rated from the 1st of the following month forward to December 31st.

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 31st 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.

G. Payment Plans

The association offers a payment plan for assessments which is intended to have assessments to be paid in full by the end of the assessment year.

- The amount due on each monthly statement will be increased to include postage and handling.
- Assessments being paid on a payment agreement will have a 10% penalty applied to the principal of the unpaid balance after January 1st 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. 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, including payment plans, and is not in any violation of the Leisure Lake Bylaws.

New Business:

a. Spillway Committee Formation & Purpose:

A special meeting was held on June 2, 2019 to form a committee to meet with contractors for bids on the repair of the spillway. Members of the Spillway Committee are as follows: Kenny P. Thrap, Chair, Alan Smith, Denise Johnson, Mike Parkhurst, and Mike Smith. The Committee will have to meet and come up with the options for the repair. The plans on the original design need to be located so bidders on the project can review them. Mike Parkhurst added that the Missouri Department of Natural Resources stated that there does not have to an environmental study for this project as MDNR does not regulate that stream, the Army Corp of Engineers has jurisdiction and will permit before work begins. The Corps is willing to meet with one point person to speak with during this entire project.

b. Riding Lawn Mower Repair:

The lawn mower was taken to Jamesport for a repair estimate of \$550-\$650 to repair. There were two used mowers there for sale 1) an off brand 44" for \$750 and 2) a Cub Cadet 50 zero turn 50" for \$1250. Discussion ensued over purchasing a brand new mower, purchasing a used mower or outsourcing a lawn mowing service. The topic was tabled for further research and options.

c. Office Volunteers:

Ann Hansen will come up with a list of volunteers to help out at the office in case of illness or emergency when the lake secretary is unable to work.

Denise Johnson made a motion to adjourn. Randy Wellman 2nd the motion. **Motion carried.** Meeting was adjourned at 10:27 a.m.

Next Board Meeting: Saturday July 13, 2019 at 9:00 a.m.

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