

Leisure Lake Association, Inc.
Board Meeting Minutes
July 10, 2021 –Approved

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

Board Members Present for Roll Call/Meeting: Denise Lindquist, Denise Johnson, Ted Heirs, Kenny Thrap, David Knox, Jamie Allen, Randy Wellman and Ginny Johns

Board Members Absent for Roll Call/Meeting: Mike Parkhurst, Kim Telkamp and Cinda Stifel

Guests: Connie Metzgar, Linn & Tom Woolf, Carolyne Kelso, Angela Knox, Nancy Thrap, Vicki Baker, Becky Thrap, Dale Hansen, Sean Maschler, Sheri Knox and Craig Knox

Guests Discussion & Comments: None

Minutes/Financials:

June 12, 2021 Board Minutes - Denise Johnson made a motion to approve the June minutes Ginny Johns seconded the motion. **Motion carried.**

May Financials: - Ginny Johns made a motion to approve the May 2021 Financials, Jamie Allen seconded the motion. **Motion carried.**

Discussion ensued on minutes. Sean Maschler submitted a change along with Vicki Baker. Denise made a motion to approve the revised minutes, David Knox seconded the motion. **Motion carried.**

Committee Reports:

Road Committee: Denise Lindquist reported they made a plan for the roads, but may change due to weather. Two-inch rock on Clayshire, once packed down will add more rock and groom it. West Leisure Lake had rock added and will continue to groom area. Next areas to be addressed are Catalina and by shelter house. Also work on South Leisure Lake, but rock will be donated. Vicki Baker would like someone to check on cul-de-sac by her. They will also be working on the hill by the dam.

Building Committee: David Knox reported the House on Wheels would be considered a camper. Will check if on Leisure Lake property and if the wheels are still attached.

Vision & Mission Committee: Angela Knox reported that the BBQ and Auction were a big success. We had a lot of new members attend. We raised \$2,058.75 but with credit card fee we ended up with \$2,036.00. We already have offers for donations for next year. We are considering making this an annual event. USPS gave permission to paint the mail boxes, but they need to be painted a flat gray.

Lake and Property Maintenance Committee: Denise Lindquist reported that the spray for lily pads has been purchased, and Mark Lindquist, Randy Wellman, Lee & Ginny Johns have been spraying. We need to purchase a new wand for the sprayer. Randy and Ardith Wellman mowed around the posts across the dam and started painting the posts.

Lake Reclamation: Ginny Johns reported that there is a tree that is by the bridge and it is damming up the creek. It needs to be removed. Mark Lindquist will remove it. Need to create a list of volunteer opportunities to post online and bulletin board.

Legal Committee: Ginny Johns presented a draft for procedures, some suggestions were discussed, and revisions will be made. This will be an agenda item in August. Researching our ability to request district court to file a lien on property for cases awarded in favor of the Association for those individuals who do not satisfy the judgment of a court award. Discussion ensued on members wanting to give property to lake. Consulted with lawyer to see what we could do about property owners who dump trash. By-law committee needs to define what consequences are. This type of case has been prosecuted in the past and estimates she can prosecute four cases in an hour – need to focus on those residing in Missouri. Discussion ensued on covenants.

Little Leisure Committee: Denise Lindquist reported down payment has been made. Not sure what the completion date will be due to weather. Doug the Pond Doctor, is interested in the maintainer and is going to look at it this week. Becky Thrap mentioned the CD for the Little Lake and we need to look at cashing it in so we can make the final payment. Carolyn Kelso will check on it

Office Committee: Becky Thrap wanted the Directors to consider cashing in one of the \$10,000 CD's as we will be getting our insurance bills soon. The office is preparing a list for legal for the next level of prosecution. Maintenance hours appear to be over the budgeted amount but we are going to verify if member hired time is the reason hours are over.

Ladies of the Lake: Connie Metzgar reported they had the pontoon parade and made \$115 in donations at the ice cream social. We had a great turn out on the golf cart parade. There is a meeting today and a Pontoon tie up unless it is cancelled due to weather. August 21 is the meet and greet for the new board members. Annual Meeting is on the 14th, will discuss at meeting today if they will change date of the dinner or not.

Shelter House: No report

Spillway Committee: No report.

By-Law Committee: Vicki Baker reported they met on June 18 to discuss two by-laws: Article III, Section V and Article IX. Discussion ensued.

Old Business:

- A. **Follow-up David & Marcia Tillman septic tank:** Septic tank has been installed.
- B. **Structure Fees:** David Knox stated that it wouldn't generate enough income to justify multiple lake lots paying a higher fee – not enough multiple lake lots owners. Kenny Thrap suggested applying a 2 ½% or 3% increase to regular assessments each year for the next 5 years. Discussion ensued if it should be for just 1st lot only or all regular assessments. No increase to the special assessments Discussion will be deferred to the August meeting.
- C. **Follow-up Placement of Gravel by Road Committee:** Discussed under Road Committee.
- D. **Legal Committee report back regarding septic problems on neighbor's property:** The Directors have requested the legal committee put together a written checklist that provides a step-by-step method the office can provide for property owners to follow when they have a complaint/concern about septic systems suspect of not working properly, or no septic system at all. Grundy county and the State of Missouri require all complaints to originate from adjacent property owners of the offending property. Leisure Lake Association is not empowered to file a complaint.

New Business:

- A. **By-Laws:** Vicki Baker reported they will send copies with changes of the 2 by-laws to the board for the next board meeting. Discussion on sending agenda to board the Friday the week before the board meeting. Board needs to get any changes to Office by Tuesday so that she can post on website and put on bulletin board for members.
- B. **Security Camera:** There is too much dust and the monitor is broke. Denise Lindquist will take care of monitor and Craig Knox will make a box for it.
- C. **Water testing:** Jackie has ordered it – the rules have updated and need to receive it by 7 hours after collecting sample. Dale Hansen volunteered to collect and deliver sample.

Denise Johnson made motion to adjourn meeting, David Knox 2nd the motion. Motion carried – adjourned at 11:43.

Next Board Meeting: August 14, 2021 at 9 a.m. at the Shelter House

Denise Lindquist, President
By: Becky Thrap, Office Chair