

Leisure Lake Association, Inc.  
Board Meeting Minutes  
July 13, 2019 Approved

**Board Members Present for Roll Call/Meeting:** Lynn McCarter, Tom Metzgar, Kim Telkamp, Denise Johnson, Alan Smith, Rodney Dilley, Mike Parkhurst & Miles Tratchel. Randy Wellman arrived late.

**Board Members Absent for Roll Call/Meeting:** Dale Hansen and Rose Welsh (Deceased 6/30/2019)

**Guests:** Carolyn Kelso, Becky Thrap, Kristie Martin, Mike Smith, Nancy Thrap, Tom Laurie and Oliver Vandevender

Lynn McCarter called meeting to order at 9:01 a.m. and took roll call. Guest roll call followed.

**Guests Discussion:**

Tom Laurie inquired regarding a date for the installation of the 12' metal culvert, which he purchased, as he desires to install a fence upon his property. Lynn McCarter advised that the culvert will be installed by the end of July but will call Tom Laurie with a specific date as it becomes available.

Oliver Vandevender presented a property dispute between him and his neighbor over property lines and culvert placement due to misinformation that was presented to Oliver Vandevender. The verbal dispute occurred over the July 4, 2019 holiday. Lynn McCarter advised him that after he installs stakes where he desires the new location for the culvert to be placed, the lake will move the culvert. Oliver Vandevender volunteered to assist with the project.

**Minutes/Financials:**

June 8, 2019 Meeting Minutes: Denise Johnson made a motion to approve the June 8, 2019 minutes. Tom Metzgar seconded the motion. **Motion carried.**

May 2019 Financials: Tom Metzgar made a motion to approve the May 2019 financials. Randy Wellman seconded the motion. **Motion carried.**

**Committee Reports:**

**Road Committee:**

Lynn McCarter reported that they hired the services of Troy George to clean out some severely blocked culverts and perform some ditching work. There are trees by the shelter house that need attention.

Lynn McCarter asked Mike Smith to give a report on the road maintainer. Mike Smith stated there is a coolant leak. There are also two injectors in the diesel motor that are leaking diesel. There are also hydraulic issues. Both front wheel seals have issues, too, along with no working temperature gauge. Motors are out of the heater fans. He stated there are other issues with the maintainer and we have no owner's manual. Lynn McCarter contacted Paul Derring, a diesel/heavy equipment mechanic who is a mobile mechanic to see if he has openings to come to the lake and repair the maintainer. The Board agreed with contacting Paul Derring to come to the lake for an estimate. If the work is under \$1,000.00 he may proceed with the work. However, if the estimate exceeds \$1,000.00, Lynn McCarter will need to bring the estimate to the Board for approval.

Lynn McCarter will have Mike Smith to repair the road over by Sandra Ritter's property. There is a culvert that needs attention on the south side of the lake which is washing out on the east end of the north side of the lake.

There will be a sign-up sheet for the lake office so volunteers who desire to assist with brush removal are able to. There will be a work day scheduled after the annual meeting on August 10, 2019. The office will post this information on the lake website, mailboxes and on the lake Facebook page.

**Building Committee:** No new building construction. Alan Smith presented an issue on Leisure Lake Drive regarding Mike Olson's property with a newly constructed address block which may sit on the Lake's right-of-way.

**By-Laws:** To be discussed later in the meeting with a vote.

**Lake Reclamation:** Lynn McCarter reported that attention will be given to the washout at the bridge near the Lee & Ginny John's property.

**Lake and Property Maintenance Committee:** Randy Wellman reported there is now a box by the fuel barrel with all the chemicals to spray the lily pads and a sprayer. Keys have been given to the volunteers for the box which has been bolted down to prevent theft.

**Spillway Committee:** Lynn McCarter has spoken with Johnny Maples who is the farmer across from the spillway. They are working on possible solutions that are mutually acceptable. Once we have a decision from Johnny Maples, the committee will meet.

**Budget Committee:** No report.

**Election Committee:** No report.

**Fishing Committee:** Dale Hansen will be asked if a fish order has been placed as the lake needs restocking. Alan Smith was asked about the fishing derby and we are short on walleye & blue gill. We have no red ear either.

**Entertainment Committee:** Currently there is no Chair for this committee as it only has three committee members. They need to meet to plan events as members have been asking about lake get-togethers.

**Vision & Mission Committee:** Kim Telkamp stated that she is trying to find a sign company for repair of the sign by the mailboxes.

**Shelter House:** Tom Metzgar reported they put up more boards in the Shelter house and swept and mop it. Tom Metzgar mowed the grass on Thursday as the shelter house was being rented for the entire weekend. The Shelter house can now be rented. There will another work day once it cools down. They will buy mirrors and a new mop for the bathrooms.

**Audit Committee:** No report as audit is done once a quarter.

**Legal Committee:** No report.

**Office Committee:** Becky Thrap reported that with Rose Welsh's passing, the office needs to find a new person to assist with signing checks as the lake require two signatures on all checks. Currently volunteering are Carolyn Kelso and Cindy Chrisman. Alan Smith volunteered. Mike Parkhurst made a motion to accept Alan Smith as the new check signer for the lake. Rodney Dilley seconded the motion. **Motion carried.**

Ann Hansen created a list of volunteers to work in the office in case the Lake Secretary becomes sick, etc. The logistics will be discussed in the Office Committee on July 13, 2019.

Water testing for the lake has not been done this year. Arrangements will be made to have it pulled & sent to the lab.

July billing, Workman's Compensation Audit, Quarterly taxes were all completed & mailed on July 12, 2019.

Kristie Martin, Lake Secretary, has obtained her notary. Covenants will be notarized free of charge, however, personal business will be assessed a fee.

**Nominating Committee:** No report.

## **Old Business:**

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

Lynn McCarter read the proposed By-Law aloud for the 3<sup>rd</sup> reading. After the reading a vote was held. The vote was 6 voted in favor of the By-law change, 1 vote against and 1 abstention. The proposed By-law did not pass. Discussion ensued after the vote to discuss objections.

LEISURE LAKE BOARD MEETING – **July 2019/3<sup>rd</sup> READING & VOTE**

REPORT OF BY-LAW COMMITTEE

(REVISED & READ 1<sup>ST</sup> TIME AT THE 5/11/2019 MEETING – READ 2<sup>ND</sup> TIME AT THE 6/8/2019 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 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.

#### **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 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. 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. Troy Allen Green Properties:**

Lynn McCarter reported that the five lots across the street from the Shelter House were obtained by the lake at no cost. The lake has incurred expenses in the amount of \$871.46 for the rehabilitation of the lots via a demolition of a dilapidated domicile. Two of the five lots have recently been sold for \$2,000.00 and received pro-rated 2019 assessments. All five lots have covenants signed. The other lots will be used for parking at the shelter house.

B. Trash Dumping by Past Due Members:

Becky Thrap reported that lake members who are past due on their lake assessments have been dumping trash in the dumpsters. Lynn McCarter reported that there are two months on the camera to show who has been dumping trash. There were a group of people that volunteered to look at the pictures. A laptop is in the office to view them. Dale Hansen and Nancy Thrap, not sure who else. It was suggested that Alan Smith look at the photos as well.

C. Rental Rate on the Shelter House:

Lynn McCarter presented this topic on behalf of Dale Hansen who feels that the rental rate should be increased. Discussion ensued. Mike Parkhurst made a motion to increase the Shelter House rental/cleaning deposit to \$50.00. Alan Smith seconded the motion. **Motion carried.** The rental fee will remain the same.

D. Mowing the Beach and Shelter House:

Lynn McCarter presented this topic on behalf of Dale Hansen. Dale Hansen received a bid for the mowing of the grass as the lake's mower is beyond repair. The cost for mowing the beach, shelter house and office is \$125 each time they mow. Discussion ensued if we should pay the volunteers for their gasoline used to mow lake property. Mike Parkhurst made the motion for Leisure Lake will reimburse fuel costs used in mowing Leisure Lake properties by a Board approved volunteer for the cost of gas used with receipt only. Miles Tratchel seconded the motion. **Motion carried.** Alan Smith has been approved to mow. People that current mow will lake property will be contacted so see if they would like to be reimbursed as well. If anyone would like to volunteer and be reimbursed for their gas, please notify the office and will give your information to the office so the board can approve.

E. ELB Rental Rates:

**Yearly lease rate:** .20 cents per sq./ft. or +/- 400 sq./ft. or \$80.00/month.

**Month-to-Month lease rate:** .25 cents per sq./ft. or +/- 400 sq./ft. or \$100.00/month.

There will be 3 spaces at 400 sq. ft. available sometime in August 2019. The big building can be separated or rented to one person. It has 1,400 sq. ft. \$300 a month. Lynn McCarter will be drawing up the contract. Currently, there is a commitment for one storage unit.

Dumpsters can be moved to the east side of the building, but trees will need to be cut down. Alan Smith will pursue bids for cutting down the trees down.

D. Little Leisure Donation:

Randy Wellman made a motion to place the \$26,600.00 that is earmarked for Little Leisure and put it in a 2-year CD to earn interest. Miles Tratchel seconded the motion. **Motion carried.**

E. Scrap Metal Trailer:

Alan asked the Board if he could leave the trailer up on the top of road by the dam year-round to collect metal. He would haul it in when full and move it if the need arises – such as burning brush from work day. The board agreed. We will post on website, Facebook, newsletter and post at bulletin board and office.

Kim Telkamp made a motion to adjourn. Rodney Dilley 2nd the motion. **Motion carried.** Meeting adjourned at 11:20 a.m.

**Next Board Meeting: Saturday August 10, 2019 at 8:00 a.m. with the Annual Meeting at 1:00 p.m.**

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