

Leisure Lake Association, Inc.
Board Meeting Minutes
August 14, 2021- Approved

Denise Lindquist called the Meeting to order at 9:00 a.m. and took roll call at the Shelter House.

Board Members Present: Mike Parkhurst, Kenny Thrap, Ted Hiers, Cinda Stifel, Denise Johnson, Denise Lindquist, Randy Wellman, David Knox, Jamie Allen

Board Members Absent: Ginny Johns

Guests: Angela Knox, Tom & Linn Woolf, Carolyn Kelso, Nancy Thrap, Tom & Connie Metzgar, Becky Thrap, Dale Hansen, Stephanie Wellman, Sean Maschler, David Kiefer, Joe Holtkamp, Grace Sivadge.

Guest Discussion & Comments: Sean Maschler confronted someone for a larger horsepower on their boat and they said that the office gave them a conversion to have a motor larger than 55 horse power and their motor was fine. Need to make sure office isn't doing that. Becky Thrap commented that the office didn't have a conversion, but would talk to secretary.

July 10, 2021 Board Minutes: Kenny Thrap made the motion to approve the July 10, 2021 minutes and Denise Johnson seconded the motion. **Motion passed.**

June 2021 Financials: Kenny Thrap made the motion to approve the June 2021 financials, Cinda Stifel seconded the motion. **Motion passed.**

Committee Reports:

Road Committee: Denise Lindquist reported they are beginning ditch work around the lake.

Dr. Pond is purchasing the road grader for \$6,800.00 and donating 50 hours of work. The committee has prioritized areas for major work to consume the donated hours: Mowing the dam – this has been completed. East Leisure Lake Drive from Harbor Point around to Ted Hiers. Volunteers are needed to clean up brush and trim trees before work could begin. Heavy roadwork on Hillcrest, volunteers are needed to clean up brush and trim up trees before work could begin. Replace culvert at Plaza and Forest.

Projects that we will complete in August: continue road maintenance/rock on Leisure Lake Drive to Deborah and on Forest between Plaza and Lakeview. September ditch work and road maintenance/rock on Leisure Lake Drive through Andy and continuing on Leisure Lake Drive. October – road maintenance/rock on Catalina and replace large culvert on S. Leisure Lake.

Building Committee: David Knox reported they have set up procedures to follow. On the procedure manual it was suggested to lake member should be property owner instead. Also mentioned it might need to be legal representative if in probate.

We are addressing the shed on the cul-de-sac and getting it moved. Kenny met with Rick Lee and they marked and measured. They found it is on the cul-de-sac, on our set back and is also is not on his property. Get with Legal and have them send letter to individual and include a diagram or picture. Need to mail certified.

Discussed definition of tiny home – was decided we already have guidelines for homes and trailers. If on wheels would follow trailers and if not would follow house guidelines.

Vision/Mission Committee: Angela Knox reported they are cleaning up the beach house and get it painted. Also going to paint the mail boxes. We have one more fund raiser Pulled Pork Dinner on September 11 at 5:00. Talked about the A-frame signs – should take down if not in use.

Lake & Property Maintenance Committee: Denise Lindquist reported lily pads are continuing to be sprayed by volunteers.

Lake Reclamation: No Report

Legal Committee: Angela Knox reported they talked to Health Department regarding septic tanks. Handed out the flyers that were developed. They can be handed out in the office if anyone has questions – will also post on the website as well with the revision to submit a building permit.

In order to collect awarded amounts when they don't voluntarily pay us, we would need to retain a lawyer and would be small claims /HOH type lien. Board asked for a definition of HOH lien – is it the same as liens that must be paid if sold and does it need renewed, if so when.

The committee would like to explore getting a different lawyer. Not doing what we ask and we are given conflicting info, doesn't seem interested. Mike Arnold is an attorney that owns property here, may be conflict of interest if he were our lawyer, but might give us a good recommendation.

Trash dumpster cameras are up and running. Need to install an additional camera to photos from an additional angle. Mark and Jeremy Lindquist will put up cameras. Craig Knox is building box to protect computer and monitor from dust, but it needs air and not let in dust. We have found a cover that monitor that will 4-6 months before they need replaced – they are \$20.

Should we accept owners to turn over property to us as an option. We have two avenue – small claims send a letter to clean up property or we will clean it up and charge them to clean it up or they can then turn property over, the attorney can send a letter if we want it due to Health and Safety and then put a HOH lien. Discuss ensued on having a betterment group getting property in lieu of the association. Need to explore methods of cleaning up building and dwellings that are no longer habitable.

Little Leisure Lake Committee: Denise Lindquist reported it is coming along, there were set backs due to weather. Hopes to be finished in 3-4 weeks depending on weather.

Office Committee: Becky Thrap reported we have received 42 new covenants this year, for a total of 508.

We currently have 324 members, 122 are in good standing and 202 are not in good standing. If everyone currently owning property paid assessments, we would receive \$80,770 in regular assessments and \$27,300 in special assessments. Of the assessments received this year, 32 lots have paid for their 2022 assessments and 11 lots have paid for their 2023 assessments.

If there is something you would like to see in the newsletter let us know by the 1st of next week.

Several ads are due for renewal, Dale Hansen will renew the ones that he set up.

The people that rented the big unit said that there is a major problem with water running through the unit. They had several things the wet and mold. They wanted the lake to know and thinks the gutters need check or cleaned. Needs addressed before renting again.

Ladies of the Lake: Connie Metzgar reported there will be a memorial for Ann Hansen today before the meet/greet the board members dinner tonight. The committee will supply the meat, drinks and paper products and you can bring a side to share. There also will be a boat tie up after the dinner. Any type of boat is welcome. If you don't have a boat, go to the docks and we will pick you up.

On September 11th the committee will have another boat tie up.

On September 18th the committee will have a scavenger hunt. Afterwards there will be a bon fire with hot dogs and smores. You can bring a side.

On October 9th the committee will have a soup cook off. They will be judged and then there will be a soup supper.

In December the committee will sponsor a caroling and cookie exchange again. Grace Sivadge has agreed to be the chair.

Denise Lindquist asked if they would be interested in doing lunch for the brush clean up on October 16th - Connie will check with the committee.

Shelter House Committee: Dale Hansen reported work slowed down, but with cooler weather, we will begin we will put up more boards. Light switch covers should all be put on yet today.

By-Law Committee: Sean Maschler reported they compared Lake Viking Covenant to ours. The differences are highlighted. Discussion ensued & it was agreed to discuss at next month's meeting under new business to vote on and put behind us.

The safety patrol form was discussed and will not adopted.

Discussion ensued on board member commitment form, the Directors decided they will not be adopting it.

Audit Committee: Linn Wolfe reported she finished the 2nd quarter and no discrepancies.

Spillway Committee: Kenny Thrapp reported no action at this time.

Camera Committee: Denise Lindquist reported that we have 2 additional cameras that we will be adding for more angles now that the garbage enclosure is completed. The monitor broke due to heat and dust. It has been replaced and are tackling how to protect the new monitor.

Old Business:

- A. Proposed Assessment Increase:** Table until next month and bring up at annual meeting.
- B. Legal Committee – Report Septic Problems on Neighbor’s property:** Discussed in committee report.
- C. Shed on Plaza Drive:** Discussed in committee report.
- D. By-Law Proposed Amendment Revisions:** Discussed the proposed by law changes.
Article 3 – the committee suggested it to be changed to read that the membership would vote at the annual meeting to ratify. Currently, the annual meeting is an informational meeting to provide information and collect suggestions from the membership in attendance.
On Article 9 it was discussed that 3 readings would be required in consecutive regular meetings before voting to adopt changes to the by-laws. In the event any changes are made to the recommendation, reading of the amendment starts over and over until a final draft is written. (Need to present the final draft three times without modification as an agenda item in consecutive regularly scheduled Director meetings before a vote to adopt can be held).
- E. Definition of Tiny Home:** Already discussed in committee report.
- F. Security Camera:** Already discussed in committee report.
- G. Water Testing:** Dale Hansen has taken in the test and we should have the test results soon.

New Business:

- A. Revised Budget:** Becky Thrapp was updating year end contributions and found a typo in the shelter house amount. It was right in the top section, but had a typo in the budget line item. It has been corrected and the extra \$43 was put into the insurance budget since we know we are getting an increase, but not sure how much. Denise Johnson made a motion to approve the revised budget and Cinda Stifel seconded the motion. **Motion Passed.**
- B. Sand for Beach:** Kenny Thrapp reported we need a load or two in the next couple weeks. Mike Parkhurst made a motion to get two loads of sand and Randy Wellman seconded the motion. **Motion Passed.**
- C. Sale of Maintainer:** Kenny Thrapp reported that Dr. Pond has made an offer for the maintainer for \$6,800 and 50 hours of labor/equipment. He has mowed the dam – 7 hours. Can use towards hours or pay for that separate. List of priorities are under road report.
- D. Walley Stocking of Main Lake:** Kenny Thrapp reported that per the plan this year we should purchase 200 Walleye. Randy Wellman made a motion to purchase 200 Walleye and David Knox seconded the plan. **Motion passed.** Kenny will order fish.
- E. Fish Stocking for Little Lake –** Kenny Thrapp reported MO DNR recommendation for stocking fish in the newly constructed Little Leisure lake next Spring or Summer once it’s filled. Don’t want to cross populate the lakes. Cinda Stifel made a motion to follow DNR recommendation. Denise Johnson seconded. **Motion passed.**

Denise Johnson made a motioned to adjourn the meeting, Randy Wellman seconded the motion. **Motion passed.** Meeting was adjourned at 11:48 a.m.

Next Board Meeting: September 11, 2021 at 9 a.m. at the Shelter House

Denise Lindquist, President
Becky Thrapp, Office Chair