

Leisure Lake Association, Inc.
Board Meeting Minutes
September 11, 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, Ginny Johns, Kenny Thrap, Ted Hiers, Cinda Stifel, Denise Lindquist, David Knox, Jamie Allen, Dale Hansen

Board Members Absent: Randy Wellman

Guests: Angela Knox, Carolyne Kelso, Nancy Thrap, Tom & Connie Metzgar, Becky Thrap, Richard Ramsey, Sean Maschler, Grace Sivadge, Max Dickerson, Vicki Baker, Denise Johnson, Jack Stifel, Jack Wright.

Guest Discussion & Comments: Connie Metzgar inquired about the status of post on north side of the road across the Big Lake dam. Dale Hansen reported that we needed more post before we can do it. Have contacted the phone company and asked for them to notify us when they have some.

August 14, 2021 Board Minutes: Mike Parkhurst made the motion to approve the August 14, 2021 minutes, Cinda Stifel seconded the motion. **Motion passed.**

August 14, 2021 Annual Meeting Minutes: Cinda Stifel made the motion to approve the Annual 2021 minutes, Mike Parkhurst seconded. **Motion passed.**

August 14, 2021 Director Meeting Minutes: Dale Hanson made the motion to approve the director meeting minutes, Mike Parkhurst seconded the motion. **Motion passed.**

September 28, 2021 Special Board Meeting Minutes: Cinda Stifel made the motion to approve the September 28, 2021 minutes and Jamie Allen seconded the motion. **Motion passed.**

July 2021 Financials: Becky Thrap mentioned that a clarification sheet is attached to the financials to clarify transactions as discussed last month. Dale Hansen made the motion to approve the July 2021 financials, Ted Hiers seconded the motion. **Motion passed.**

Committee Reports:

Road Committee: Denise Lindquist reported Jamie is doing ditch work around the lake. We have an issue with people parking on the roads and need to address with a written notice with a date to move the vehicle or will be towed. They need to be talked to first and then a letter. It is a state ordinance prohibiting parking in a manner that interferes with snow removal and scheduled road maintenance. If after notification by mail, vehicles are not parked away from leisure lake road right-of-way, the highway patrol will be notified, and vehicles towed. Costs incurred will be the responsibility of the vehicle owner.

October work is planned to be in Unit 4 on South Leisure Lake Drive from the bridge, up the hill to and including Andy Drive. Please remove any vehicles parked on the road right-of-way, and cut back brush growing on the right-of-way.

Building Committee: David Knox reported that the shed on the Plaza Drive right-of-way, has been removed.

Vision/Mission Committee: Angela Knox reported there is a Pulled Pork Dinner tonight. Next weekend we will work on the mail box area. It was asked if statements and receipts have been taken to the office. The committee is in the process of gathering receipts and will provide copies for the office so the Treasurer and Audit Committee have access to review.

Lake & Property Maintenance Committee: No report.

Lake Reclamation: No Report

Legal Committee: Ginny Johns reported they are looking at campers if skirted, tied down and access to septic. Looking at fines and when they can return if not.

We were asked last month to show how much we have brought in due to our actions. Small Claims Court has awarded \$7,449 for judgements but only \$2,701 has been collected so far. An additional \$1,697 has been paid when the member was approached and made aware they were behind in paying assessments, and \$4,408 has been paid by members who heard of the legal actions the committee was taking so they decided to come in and pay. Trenton Abstract has collected \$666.

A list of cases has been presented to our lawyer to do liens for nonpayment of judgments.

Little Leisure Lake Committee: Denise Lindquist reported this last week he had a breakdown of equipment and vacation. Work is planned to commence on Tuesday 9-14. We are monitoring how much additional work replacing black dirt with clay is required, which is additional work that was approved during the special order of business meeting on 8-28.

Office Committee: Becky Thrap reported we are meeting today to send out the newsletter and set up a time for work days.

Ladies of the Lake: Grace Sivadge reported there was a dedication for the Ann Hansen Community Center (shelter house). We had a nice turn out and the sign will be put up next week. On September 11th, a watercraft tie up is scheduled. If you need a ride you can go to dock or Grace's dock and they will pick you up. On September 18th a motorized scavenger hunt is scheduled. You can have 2-4 people on your team. Meet at the community center and get your clues. There will be a prize for 1st and 2nd. Afterwards we will have a hot dog roast. You can bring a side or desert.

Shelter House Committee: No report.

Audit Committee: No report.

Spillway Committee: No report. It was asked if we have had Dr. Pond give a quote. We have not, but once he is done with the little lake, we plan on having him do a quote.

Camera Committee: Denise Lindquist reported that they will be installed today.

By-Law Committee: Will present in old business.

Old Business:

- A. By-Law Proposed Amendment Revisions:** Vicki Baker discussed the proposed changes to Article IX and compared the August and September versions. Discussion ensued on the logistics and if would even be possible. Also discussed the proposed by-law change to Article IV, Section II. Discussion ensued. Agree to have the Article IX from the August meeting with the last two sentences removed. They will be office procedures. Present the current Article IX by-law and the proposed by-law on one page and the current Article IV, Section II and the proposed change on another page and bring to the next meeting.
- B. Proposed Assessment Increase:** At the annual meeting the majority wanted a flat increase versus a small percentage over a few years. We need to come up with how much we need to increase and how we should increase. Board members look at it this month and bring to next meeting.
- C. Building Committee Procedures:** Changes not updated, move to next month.
- D. Legal Committee Procedures:** Changes not updated, move to next month.
- E. Security Camera:** Denise and Mark will get them installed today.
- F. Water Testing:** We have the results and we are fine. It was suggested we need to add to the website. Will get it added.

New Business:

- A. Fill open seat with Tom Metzgar:** Tom would fill open position in Unit 4. Ginny Johns made a motion to approve Tom Metzgar as director in Unit 4 pending office check into if all covenants signed, Mike Parkhurst seconded the motion. **Motion Passed.**
- B. Covenant:** Previously discussed under old business with by law proposed amendments.
- C. Rent to Own:** Discussion ensued on rent to own. If you file a deed on a rent to own, the deed has the buyers name with a lien to protect the seller – it is no different than purchasing from a bank. Legal committee will research for more details

Becky asked about the Septic Tank form – was it updated to include a building permit. Hasn't been yet, but legal committee will. Once it is updated, will need to get it to the office so we can add to the website and hand out as needed. Tom Metzgar asked if Wilson Drive could get rock on it. Road committee will consider it.

Dale Hanson made a motioned to adjourn the meeting, Ginny Johns seconded the motion. **Motion passed.** Meeting was adjourned at 11:41 a.m.

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

Denise Lindquist, President

Becky Thrap, Office Chair