

Leisure Lake Association, Inc.
71660 NW 25th Street
Trenton, MO. 64683

August 10, 2019

Annual Meeting
Shelter House -1:00 p.m.

Board Members Present: Lynn McCarter, Dale Hansen, Kim Telkamp, Tom Metzgar, Mike Parkhurst, Rodney Dilley, Alan Smith, Miles Tratchel, Denise Johnson, Denise Lindquist, Randy Wellman and Kristie Martin, Secretary.

Board Members Absent: Cinda Stifel

Guests: Denise Johnson, Kim Telkamp, Mike Parkhurst, Lynn McCarter, Rodney Dilley, Ann Hansen, Tom Woolf, Linn Woolf, Miles Tratchel, Pam Dilley, Bill Rohr, Deanna McCarter, Ted Hiers, Julie Wright, Jack Wright, Carolyn Dickerson, Max Dickerson, Tom Metzgar, Gerald Johnson, Suzi Weber, Kathryn Morrison, Carolyn Kelso, Kenneth E. Thrap, Nancy Thrap, Alan Smith, Joe Holtkamp, Jason Shanks, Mike Smith, Connie Metzgar, Kenny P. Thrap, Frank Murphy, Dale Hansen, Jaime Allen, Gary Mariner, Ardith Wellman, Becky Thrap, Rick Lee.

Lynn McCarter called the Annual Meeting to order at 1:02 p.m. Ballots were closed and election committee were dismissed to count the ballots.

Roll Call, Prayer and Pledge of Allegiance.

President's Report: Lynn McCarter reported: As the outgoing President, I would like to thank those that I have served with for the past 2.5 years. As a board, we have tried to move forward and make decisions in the best interest of the property owners. Our goal has been to help the current property owners as well as the future owners at Leisure Lake. We try to do as much as we can with the resources available which is the property assessments that you as property owners pay. I am also very thankful to all those that volunteer their time and talents toward the many projects that maintain and preserve our lake and lake properties. Thanks to all who strive to improve the appearance of their properties as well as the property of other property owners. By improving the appearance of all the lake properties adds to the desire of others who desire to purchase properties and live at Leisure Lake. As a director and President, I am glad for the privilege of knowing and serving with Rose Welsh who had served on the board of Leisure Lake for many years. Rose was a long time resident of the lake and definitely made a huge impact on Leisure Lake. We will greatly miss Rose and the contribution she made to Leisure Lake. Thanks again for the opportunity to serve and look forward to the future of Leisure Lake.

Road Committee: Lynn McCarter reported: As chairman of the road committee, the past 12 months has been busy ensuring all the roads of Leisure Lake received the attention they needed. We were without a maintenance employee from May 2018 thru September 2018. We hired Mike Smith as an equipment operator the end of September 2018. Mike's job description includes operating the road maintainer for blading and snow removal. He also operates the dump truck for hauling and spreading rock on Leisure Lake roads. He is also available to haul rock for property owners once a work order has been filled. I will say Mike has done a great job and work performance has met the expectations of the board. Mike identifies the needs of the equipment he operates and problem solves when issues arise. I feel our committee did as much as possible with the budget we had to work with for the 2018-2019 year. For this fiscal year which began July 1, 2019, the budget for rock and culverts doubled from the past year. You can already see results from this as two road tubes have been replaced, one other removed/repared, and put back in place. Two tubes were opened and currently flowing water again. Definitely there is more to do, but his is a start to getting the roads back in good shape. The maintainer is currently in the shop for repairs. When the maintainer is fixed and returned, roads can be graded and rock applied before fall weather gets here. Thanks for everyone's patience in getting the roads in shape as we want them to be.

Lake & Property Maintenance Committee: Tom Woolf reported: The Committee is working on lily pad control by applying 80 gallons of herbicide. While most of the lake is under control, the south end needs more application of chemicals. There is a 15 gallon battery powered tank sprayer that is available if you would like to help. If you would like to assist with this Committee contact Tom Woolf. As far as the buoys/no wake zones, there will be more placement of buoys at the mouths of all coves, near docks on the main body of water and the fishing dock at the dam. The areas that have underwater hazards we could place buoys of a different color to mark those areas. The lake's water quality analysis came back from Iowa Hygenic lab this week and all 4 locations tested on the lake passed.

Nominating Committee: Becky Thrap reported: We had 4 members that wished to be on the ballot. Unit 1 – Kim Telkamp, Unit 2 – Cinda Stifel, Unit 3 – Open, Unit 4 – Denise Johnson, At Large – Mike Parkhurst. No Petitions were submitted.

By-Law Committee: Ann Hansen for Vickie Baker reported: At the board meeting in January 2019 Kenny P. Thrap proposed changes to the Leisure Lake bylaws under Section III. – Assessments. The Bylaws committee was directed by the board to rewrite these bylaws.

Our committee meet on March 7, 2019 and made the attached proposal (the highlighted by-law handout). Ann Hanson made the report in my absence to the board at the March 9th meeting. The board discussed the proposal and wanted some changes to the wording and some dates. We made the changes by email during the next month and presented another proposal to the board meeting in April. The board voted yes on the first two reading, but voted no on the third meeting.

It is now up to the board to make the decision on this proposed bylaw change. I thank the bylaws committee for all the time they have spent on this project.

Director Denise Johnson then stated that the By-Law change passed at the August 10, 2019 monthly Board Meeting.

Mission/Vision Committee: Kim Telkamp reported: The Committee is working on getting the sign by the mailbox repainted and are looking for other ideas for improvement. In addition, they are thinking about painting a design/mural on the beach side of the bathhouse. Lastly, looking to also fix the speed limits signs.

Office Committee: Becky Thrap reported: Last year Jackie quit to take care of her mom and we hired Kristie Martin. We have been working on training her to get her up and running.

Kristie has been working on getting addresses for members that had unknown addresses. We are 70 last year and are now down to 25 lots with unknown addresses.

We finished the new website and finally have a clean map on the website.

Office has been organized and cleaned up.

Went through all the covenants, there are copies in the member files, lot files and in our Covenant manual. We have 33 more lots with covenant signed this year for a total of 433 signed.

Projects for next year is to update the procedure manual, finish the last of the back room, organize the member files, format newsletter to reduce pages.

Kristie is now a notary. If it is lake business it is free of charge while all other documents have a minimal fee for notary services.

Fishing Tournament: Alan Smith reported: We had great weather for the Fishing Tournament. We had a strong representation on catfish, bass and crappie. We handed out all the trophies except for the walleye trophy. Short on blue gills. Winning bass was caught at 4:30 p.m. Tried to get a census of the lake via handing out a form and pencils so folks fishing could record what they caught, how many of each species and how long but only had one sheet turned in. They will try again next year for census.

Budget Committee: Becky Thrap reported:

Last year – Overall, we came in under budget. The two main areas under budget are insurance and salaries. On the insurance we received a refund based off our workers comp audit and we didn't receive the bill yet, so next year we may be over budget. On the salaries, we were without employees for a while and drop in maintenance man hours. The main areas we went over budget were maintenance of equipment & rock

This year –This year most items are the same or changed due to price increases. For rock we are spending twice as much this year \$8,200. Salaries are lower due to Maintenance Man only taking care of roads, not having as many hours. On the back of the budget sheet, you will see special assessments collected last year & the priority list of projects.

5-year report – Assessments collected have gone down this year. Historically every year we've had an increase in assessments, assessments collected decrease. This year we had 71 lots that paid last year that did not pay this year. Also, over the last few years we've had people paying on past due assessments for a total of 549 lots. On the bottom under member and lake lots, it is different due to a donation to the association of 5 lots, 2 of which have since been sold.

If everyone currently owning property paid their assessments, we would receive \$80,824 regular assessments, 27,250 special assessments for a total of \$108,075.

Legal Committee: Dale Hansen Reported: Tara Walker, Leisure Lake Attorney, was consulted to write a letter to act on nuisance and noxious properties. Of the letters sent, five properties improved, one property owner surrendered five lake lots to Leisure Lake which resulted in two of the lots being sold and the other three remaining lots will be used for Shelter House parking. The office manager provided a list of property owners who have signed a covenant but are behind on assessments. Those property owners will be taken to small claims court.

Lynn McCarter then reported that through the efforts of the Legal Committee five lots were surrendered to the lake. There was a house that was on the surrendered lots which was torn down and the debris was hauled away. Leisure Lake saw a total clean-up of just over \$800.00 and sold two lots off for \$2,000.00 so we are \$1,100.00 ahead on expenses and retained the remaining three lots. Expenses and proceeds were placed in the General fund

Audit Committee: Ann Hansen reported: Audit for end of fiscal year 2018/2019 completed. Check book reconciled with bank statement, account receivable, accounts payable and Quick Books.

Shelter House Committee: Ann Hansen reported: Shelter House Committee has reached its goal financially so no fund raisers planned for this summer. Shelter House work is not complete. The work is ongoing Future work days will be scheduled as schedules and weather permit. Please watch for announcement for future work days. Any and all help appreciated. The Shelter House is available to rent.

Lake Reclamation: Miles Tratchel reported: The Committee researched the spillway and silting issues at Leisure Lake. We obtained an estimate from Dredge America and found out it would cost \$150K - \$250K to dredge the lake. We contacted Department of Natural Resources and Jerry Scheible visited the lake on 4-13-2019 made the following suggestions:

- Recommended an Engineer study at an estimated cost of between \$8K- \$25K. Jerry did not feel comfortable making a recommendation without having that study information.
- Leisure Lake is less than 35' in height therefore an unregulated lake.
- Swale behind the maintenance building running toward the corner of the stream below the spillway contributed to the concrete fill to wash away.
- Need to plant more grass on the back side of the dam to prevent weeds, brush, and trees.
- Need to mow the grass on the back side of the dam twice per year to prevent rodents from moving in digging. Therefore weakening the dam. Jerry has contact info if we need a person to mow the grass.

USDA NRCS Located in Chillicothe -

Dennis Speichinger Engineer - Recommended as an engineer for the study - estimated cost 10K - 25K.

Terry Hearn was very excited about helping us out with many issues concerning Leisure Lake including but not limited to draining lake and digging out the silt in the lake. Constructing silt ponds and dams. Spillway issues below the spillway. The last several times I have talked to Terry he has stated that he is too busy at this time.

Still much research to be completed including but not limited to an environmental study. Before any action is taken at Leisure Lake concerning these issues.

Spillway Committee: Kenny Thrap reported: The heavy rains and run-off this year has damaged the tailrace of the spillway from our lake. The activity that has taken place so far has been somewhat low key, but will be ramping up in the upcoming months. This is the status of where we are today along with some drawings that demonstrate the actual construction of our spillway and an option for a fix that was discussed by the Leisure Lake Directors in 2016.

Activity since the June 2019 Director meeting:

- I have been in contact with the US Army Corp of Engineers and discussed what they need from us to process the permit necessary for modifications on the tailrace to proceed. This includes a drawing and simple description of the work planned. The permit process takes about 2-weeks.
- Lynn has reached out to the adjacent property owner to feel out if a portion of the property might be negotiated for sale, which could result in minimizing the work and cost required to stabilize the tailrace.
- A drawing is being created to represent what the 2007 spillway tailrace design recommendation was.

As soon as a decision is made about the purchase (or not) of the adjacent property, I intend to set a meeting date, so our committee can begin discussion and presenting ideas for corrective action.

I have a lot of information that was used when the existing spillway structure was designed and constructed.

Old Business: Lynn McCarter reported that funds earmarked for Little Leisure was donated money from the ELB which dissolved and sold. \$26,000.00 was placed in a CD and is earning interest in the last 30-45 days at Citizen's Bank. Currently, two land owners, who are not a part of Leisure Lake, are objecting to the rebuilding of Little Leisure as part of the dam was previously built on private land. March 2023 is the deadline for the repair on Little Leisure to be completed.

Max Dickerson made a motion to not read the 2018 Annual Meeting Minutes. Kathryn Morrison 2nd the motion. Motion Carried.

New Business: Lynn McCarter reported there is a volunteer signup for trimming of the trees and cleaning up the brush on September 7 @ 8:00 AM, meet at the shelter house. Lunch will be provided.

Comments from Audience:

Bill Rohr inquired of the Board if Leisure Lake would consider installing a dumping station like they have at Crowder State Park for a nominal fee. Crowder State Park charges \$10.00. He owns a lot here for RV purposes only and states it's an inconvenience to go all the way to Crowder and back as the dumping station is about 1.5 miles into Crowder State Park.

Jack Wright inquired about the year around campers who have not skirted their campers as per the by-laws. The By-laws state that your camper must be skirted if you live here year around otherwise you have to move it off lake property by October 31st. This is not being enforced.

Jack Wright inquired about the DNR posting regarding the Blue/Green Algae and how it is advised to not swim during those times. Discussion ensued regarding signs that was posted on the website to not swim when algae is present and on windy days as it congregates in one area. It will be taken down from the website as there is no current threat of this situation. Our water testing is for E.coli, etc. and has come back fine.

Jack Wright inquired about the current financial situation of the lake and why it is not being posted on the website. Becky Thrap stated that she will update the website upon her return from vacation. She referred Jack to the 5 year report as it is most current.

Jack Wright inquired as to the intended use of the former ELB Building. Lynn McCarter reported that Jerry Nibarger approached the Board to see if the lake was interested in purchasing the building. The Board voted to purchase the building for \$30,000.00 with a \$3,000.00 down payment, and mortgaging \$27,000.00 over 6 years at 4% interest with a yearly payment of \$6,000.00. The vision was to the new building the maintenance building and the former maintenance building the lake office. The lake chose to rent the building for storage and partition it off to earn yearly income in the amount of \$5,800.00 as a way to meet the yearly mortgage payment. The former ELB building was not annexed into the lake and is not part of the original Association property. There will be a rental agreement. All rental fees will go back into special assessments. There is a recorded contract and deed of trust with Jerry Nibarger. The lake has insured the building. Our lawyer approved the purchase prior to any transaction occurred. Dumpsters will eventually be moved to the former ELB building location.

Boat Ramp Issues: A gentleman posted the question if anyone else gets stuck and is there any plans to repair the ramp to prevent this issue. This should be brought to the new board for further discussion.

Kathryn Morrison inquired as to who wrote on the side of the building. While there is speculation as to who it may be there is no concrete proof. However, the building will be cleaned.

Maintenance Building Break In: Lynn McCarter reported that a break in occurred approximately 2 weeks ago at the maintenance building. They came in the side door late at night and started the dump truck and attempted to drive it out of the sliding doors near the dumpsters. They got approximately 5 feet of the truck through the door which caused the windshield to break and crush the door. The Sheriff was called out and a police report was filed. They did brush for finger prints but were only able to get partial prints. They did find a size 10 footprint at the scene. There is a \$1,000.00 deductible and it will take several people to rebuild the door. The alarm in building was disconnected. There was a security camera but it failed to catch the thief as it quit working at approximately 4:45 p.m. the prior day.

Lynn McCarter further reported that we need some neighborhood watch at Leisure Lake. There have been 2 young women in a dark car (twice) parking down by the dock area leaving residue outside of their car as they are not walking down to the beach to use the bathroom. People also tried to steal the chemicals used for the lily pads that are locked. Residents were told to call 911.

Ardith Wellman wanted to remind folks that there will be a Pontoon Tie Out held on Saturday, August 31, 2019 at 4 pm. If you don't have a boat then meet at the docks around 3:30-4:00 pm and you will be picked up. Come out and have some fun!

It was suggested that ladies get together to make lunch for the volunteers who work on Saturday, September 7, 2019. This is for the trimming of the trees. Please meet at the Shelter house at 8 a.m.

ELECTION/BALLOTS: Ann Hansen reported the results of the election: The total number of ballots and the votes received per each candidate were not reported.

- Unit I – Director – Kim Telkamp
- Unit II – Director – Cinda Stifel
- Unit III – Director – Open*
- Unit IV – Director – Denise Johnson

*Jason Shanks is interested in the Directorship for Unit 3. He was instructed to come to the September 14th Board Meeting,

Jason Shanks motioned to adjourn the meeting. Nancy Thrapp seconded the motion. Meeting was adjourned at 2:29 p.m.

Lynn McCarter, President
Kristie Martin, Secretary