

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

August 14, 2021

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

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, Mark Lindquist, Denice & Richard Ramsey, Diane Hoppe, Lynn & Deanna McCarter, Tom & Linn Woolf, Miles Tratchel, Kathryn Morrison, Carolyne Kelso, Nancy Thrap, Tom & Connie Metzgar, Ardith Wellman, Becky Thrap, Dale Hansen, Stephanie Wellman, Sean Maschler, Darrell Kelly, Scott McCaulley, Jennie Brinkema, Rick Lee.

Denise Lindquist called the Annual Meeting to order at 1:02 p.m.

Roll Call, Pledge of Allegiance and Kathryn Morrison gave the prayer.

President's Report: Denise Lindquist reported we have come a long way! When I said I would be president I didn't realize how big a commitment it would be. The garbage enclosure is completed, thanks to volunteers. Thanks to Jamie for your work. We are going to be working on ditches so we can start working the roads. Thanks to the VN/MN members for all they have done and to the Knox family. Thanks to all of the Ladies of the Lake members and all they have done this year. Thanks to Myles Tratchel and Cinda Stifel for all the long hours they spent investigating issues with the Little Lake. It should be completed in 3-4 weeks depending on weather. It has been a challenging year, but I have learned a lot.

Ballots were closed and election committee were dismissed to count the ballots.

Building Committee: David Knox reported they have set up procedures to follow and septic tanks guidelines. We are addressing the shed on the cul-de-sac and getting it moved.

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. We have prioritized the projects we would like him to handle: Mowing the dame – this has been completed. Heavy roadwork on Leisure Lake Drive from Harbor Point around to Ted Hiers. Volunteers are needed to clean up brush and trim trees. Heavy roadwork on Hillcrest. Volunteers are needed to clean up brush and trim up trees. Replace culvert at Plaza and Forest, Also, on our wish list are to dig slit basins and repair spillway 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.

Lake & Property Maintenance Committee: Kenny Thrap reported lily pads have been sprayed by volunteers. The spray is locked by maintainer building. You can contact office or a committee member if you want to spray or get someone to spray a certain area. Walleyes will be stocked this fall.

Nominating Committee: Becky Thrap reported that we had 4 members that wished to be on the ballot. Unit 1 – Dale Hansen, Unit 2 – Cinda Stifel, Unit 3 – Ginny Johns, Unit 4 – Open, At-Large – Ted Hiers. No Petitions were submitted.

By-Law Committee: Sean Maschler reported we are defining the process of how to revise a by-law. Currently they are reading the by-law at three meetings without changes before they vote on a by-law. We are defining the process.

Vision/Mission Committee: Our goal was to bring alive the beauty of our lake and make a fun place to enjoy and relax for many years. We want to thank all of the members who donated or volunteered. We had cinnamon rolls and a sack lunch with a gift card grab for the fishing tournament. On the 4th of July weekend, we had a BBQ and Auction. On our beach project we have installed a shower on the outside and a concrete pad to stand on. We also painted the outside of the shower house and the picnic area shelter was painted. Painting was started on the dam hill poles. We started the cleaning process of the inside of the bathrooms so we can start painting inside. We also have three A-frame signs to post events and miscellaneous Vision news.

Office Committee: Becky Thrap reported we are getting Jackie back up and running. We have received an additional 42 property covenants signed for a total of 508. Projects for next year is to update the procedure manual, organize the member files and finish setting up lot files. Hoping to have a work week or weekends.

Fishing Tournament: No report

Budget Committee: Becky Thrap reported:

Last year – Overall, we came in under budget. The two main areas over budget are insurance and maintenance of equipment. We are over on insurance since we didn't receive the bill for last year until this budget year. The assessments shown for this year also includes 32 lots that have paid for 22/23 assessments and 11 lots that have paid for 23/24 assessments.

This year – This year most items are the same or changed due to price increases. Insurance rates are increasing this year due to two claims last year. We have increased the rock budget to \$10,000.

5-year report – Assessments received have increased (more properties paid). On the bottom under member and lake lots, the total does not add up due to the ELB building (which is not a lot).

We have 508 covenants signed and we have 324 members. There are 690 paid up lots, 99 making payments (90 with a payment plan) and 303 non-paying lots

If everyone currently owning property paid their assessments, we would receive \$80,770 regular assessments, 27,300 special assessments for a total of \$108,070.

Legal Committee: Angela Knox reported that they began the year with the non-paid assessments owed by members with signed covenants.

They are developing a policy and procedure guideline for the committee to follow (the Directors will review and approve before it's adoption).

The committee has begun working with Trenton Abstract to have back assessments held and paid thru a properties closing process.

We were asked to clarify the state laws concerning septic tanks and recourses of failed septic tanks. These were submitted to the board at this morning's meeting.

After meeting with our attorney, we discovered that our by-laws need clarification and consequences added to them. We will be presenting them to the board through out the year.

We also are exploring methods of clean up building and dwellings that are no longer habitable.

We also will be meeting with member of Lake Marie and possibly Lake Viking to learn more about their operating procedures.

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

Shelter House Committee: Dale Hansen reported work slowed down, but with cooler weather, we will begin we will put up more boards. We will begin with the room with the water heater.

Lake Reclamation: Cinda Stifel reported Miles Tratchel spent a lot of time on getting the Little Lake where we are today – Thanks to Miles for all he did. It was stalled due to weather but we are hoping to have it finished in the next 3-4 weeks.

Spillway Committee: Kenny Thrap 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.

Ladies of the Lake: Connie Metzgar reported that their mission is lake improvement and entertainment. We have had pontoon tie ups after board meetings. In March we had a green eggs and ham breakfast and in May we had a bake sale and garage sale. What wasn't sold was donated for VN/MN auction or to women's shelter. For the weekend of the 4th we had a ponton parade & golf cart/4 wheeler parade. Prizes were given to the top 3. We also held an ice cream social at the beach. There will be a memorial for Ann Hansen today before the meet/greet the board members dinner tonight. We 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 we will have a committee meeting. Grace Sivadge has agreed to be the chair.

Old Business: None

New Business: Exploring the reality of a need to increase assessments due to increase in our costs. We are looking into 2 ½ or 3% increase for each of the next 5 years. Most of the budget items are based off what we are charged, they only two that aren't fixed costs, are legal and rock. If our bills go up, it means less for rock and reduced funds for legal. When the legal committee wins a legal case, the judgement is divided 60% to rock and 40% to legal. The abstract office will be helping us as well to collect assessments.

There was a question on special assessments and why it did it not go away. Explained that a questionnaire went out to all members asking if we should get rid of it, keep it but only use for special projects, keep it but add it to regular assessment to use for budget items. The Directors at that time, followed the recommendation of the returned questionnaires; which was to keep it but only use it for special projects.

The board asked for comments on an assessment increase. The majority of the audience thought an increase was overdue. We can see improvements and understand why an increase is needed. They thought we should leave special assessments the same. Increase will not be this year, it's too late as we will begin the billing process next month. We need to be responsible to meet our obligations. Discussed a smaller increase spread out over 3 to 5 years or just do a larger increase.

ELECTION/BALLOTS: Linn Wolfe reported the results of the election:

Unit I – Dale Hansen – 16 votes
Unit II – Cinda Stifel – 7 votes
Unit III – Ginny Johns – 3 votes
Unit IV – Open
At Large – Ted Hiers – 24 votes

No one challenged results, Randy Wellman made the motion to destroy the ballots and Mike Parkhurst seconded the motion. Motion passed.

Cinda Stifel made a motioned to adjourn the meeting, Kenny Thrap seconded the motion. Motion passed. Meeting was adjourned at 2:25 p.m.

Denise Lindquist, President
Becky Thrap, Office Chair