

**Leisure Lake Association, Inc.**  
**Board Meeting Minutes**  
**3/9/2024 Approved**

**The meeting was called to order on March 9, 2024, at 9:05 a.m., at the Ann Hansen Community Center. Roll was called.**

**Board Members Present:** Vicki Baker, LayLonnie Charles, Craig Knox, Charlie Pattee, Mike Saindon, Grace Sivadge, Charlie Pattee, Michael Saindon, Kenny Thrap and Ardith Wellman Rick Lee,

**Board Members Absent:** Alan Smith, Rick Lee (come during the last hour)

**Guests:** Carolyne Kelso, Richard Charles, Dan Durham, Mindy Durham, Jack Stifel, Linn Wolfe, Tom Wolfe, Jamie Allen, Dale Hansen, Max Dickerson, Tom Metzgar, Connie Metzgar, Adam Gallagher, Denise Johnson, Lynn McCarter, Diana Hoppe and Randy Wellman,

**Guest Discussion:** Richard Charles addressed the board stating that Miles Tratchel would like to have his road fixed at the end of Butcher by April 1st.

**Approval of the February 2024 Minutes:** Vicki Baker made a motion to approve the February 2024 minutes. Ardith Wellman seconded the motion. The motion passed.

**Approval of the January 2024 Financials:** LayLonnie Charles made the motion to approve the January 2024 Financials. Vickie Baker seconded the motion. The motion passed.

**Committee Reports: Road Committee:**

Richard Charles reported that a part for the tractor broke on the dam hill. He is interested in renting a skid steer for two days at the cost of \$300.00 per day. Richard agreed to put those items on the agenda for next month for action by the board.

**Building Committee:** No report.

Tom Metzgar, Chairman, reported he knew a place you could get riprap for free.

**Lake and Property:** No report Chairman Alan Smith Absent. A discussion ensued about a solution recommended by Alan Smith, Dr. Pond, and the engineer, involving "mud Jacking." As a result of that discussion LaLonnie Charles, and Kenny Thrap, agreed to Contact Phillips Hardy Construction for prices. This company has recently completed a dam in Hamilton Missouri, using this process

**Budget Committee:**

Kenny Thrap stated the committee met last Saturday and will meet again today after the board meeting to discuss revisions to the planned 2024/2025 budget.

**By Law Committee:**

No report

**Audit Committee:**

No report

**Legal Committee/Security Committee:**

LayLonnie Charles reported that one person has been sent a letter from the office. That person has a 15 day grace period to answer. No other letters have been written by the office. Today LayLonnie will look at the cameras since some property owners have been taken off the not in good standing list.

### **Office Report:**

Kenny Thrap read a list of the bank deposits that have been made almost daily through the month of February. He stated that we need volunteers in the office to be greeters and to forward questions and concerns to the secretaries and office staff. Volunteers would not be expected to do anything with the computers. There is an ad in the paper for the Leisure Lake's office secretary. The office committee will be interviewing a candidate this afternoon. There will be volunteers in the office this weekend and next weekend. If no one is in the office you can always put a message on the office email, leave a message on the office phone, or put a note in the mailbox.

### **Covenant Committee:**

Vicki Baker asked for confirmation that board members present had read the proposed changes to the covenant passed out at the last board meeting. All members present answered that they had. Vicki then suggested that due to the complication of the covenant, and the time it takes to go through it, the board have a closed time to go through the covenant word by word at the next board meeting.

### **Vision and Mission Committee:**

Dan Durham stated the following: We had our first Vision and Mission meeting on Saturday, February 4, with 4 people attending. After talking with the office we learned there is a balance of \$450.00 that was carried over from the previous Vision-Mission Committee's Fish Fry. In addition to the \$145.00 we received from the February Community Coffee, from our February Movie Night, we received \$95.00 in donations and \$88.00 in Concession Stand sales. March Community Coffee donations were \$97.00. After purchasing 3 swings on Facebook Marketplace for \$70.00, we have a treasury balance of \$805.00. In order for the bank to open a checking account for the Leisure Lake Vision and Mission Committee, Southern Bank must see written approval in the minutes that the Lake Association Board Approves of this. The Leisure Lake Association Board agreed that the Vision and Mission should have their own checking account at Southern Bank, under the Lake Association like the checking account to Ladies of the Lake. The Vision and mission agreed to have Dan Durham, Mindy Durham, and Carolyn Kelso allowed to sign the checks.

A special thank you goes to Kenny Thrap who repaired two large holes that were in the merry-go-round here at the Community Center, so it is now safe for children to play on. We are working on stripping old paint and repainting.

Our March Community Coffee was well attended. We served biscuits and gravy and pastries, and collected \$97.00 in donations. We are planning a Vision and Mission workday sometime in April weather permitting.

On Saturday March 23, we are planning another family friendly Movie Night and also an Easter Egg Hunt.

Spring Cleanup is scheduled for April 6-20. There will be a dumpster by the boat ramp to collect electronics and scrap metal. Flyers at the mailbox list items not allowed. Respectfully Submitted Dan and Mindy Durham, Co-Chairs Vision and Mission Committee

### **Ladies of the Lake:**

Ladies of the Lake did not have a February meeting. We did sponsor a Valentine's Dance Party on Saturday February 10. George Lenz provided music. We collected 50/50 of \$60.00 and \$107.00 in donations. Our account balance to date is \$2,166.52, which includes receipts of \$167.00 from the Valentine's dance. Our next meeting is March 23, at 9:00 AM at Connie Metzgar's home. We will be discussing the upcoming Spring Yard Craft and Bake Sale, scheduled for April 27th.

### **OLD BUSINESS**

- a) **Dam /Spillway:** no action
- b) **Completion of railings on NW 25<sup>th</sup>:** promised to be finished this spring, weather, health, and equipment permitting
- c) **Road Equipment:** Richard Charles, road committee will check prices and present to the board at the next meeting.

## NEW BUSINESS

- a) **Payment Plans NGS List: David Knox** – David absent no discussion or action.
- b) **Removing anyone current with payments off NGS List: Craig Knox** – Craig made a motion “We remove people who are currently paying payments off the Not in Good Standing List.” He withdrew the motion and no action was taken.
- c) **Easement from Center of Road: Richard Charles** - Was referred to Article 10, section E. of the current by laws. "No building shall be erected or maintained on any lot in Leisure Lake closer than 10 feet from the front lot line."
- d) **Office hours (open for business): Kenny Thrap** - They are currently are open 9 to 4 Friday and Saturday only. Since there was no motion to change, the hours will remain the same. A discussion ensued about what to do about boat stickers if the office is closed. Laylonnie had a form for the boat stickers that she will put on the agenda for April to help settle the issue.
- e) **Lawyer to facilitate suits against members who are not in good standing for two years or more: Kenny Thrap** – LayLonnie made a motion for a board member to be allowed to visit with an attorney about the collection of assessments of two years or more back unpaid dues. Vickie Baker seconded it. Motion passed
- f) **Remove people that have passed away from the NGS list: Craig Knox** – no action taken.
- g) **Take to court anyone two years delinquent on assessments and start with anyone with past judgements: Craig Knox** – no action taken.
- h) **Procedure for closing the office: Craig Knox** – no action taken as the procedure was already in place.
- i) **Restructuring of payment terms for people to pay in full at another time without penalty: Craig Knox** – no action taken

Ardith Wellman moved the meeting to be adjourned. It was seconded. Meeting adjourned at 10:55.

-Respectfully submitted,-  
Grace Sivadge, acting board secretary