

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

Annual Meeting, August 12, 2023, Approved
Ann Hansen Community Center, 1:00 p.m.

Board Members Present: Vicki Baker, Craig Knox, Dave Knox, Rick Lee, Lynn McCarter, Tom Metzger, Charlie Pattee, Cinda Stifel, Tom Shockey, Randy Wellman.

Board Members Absent: Kenny Thrap

Guests: LayLonnie Charles, Richard Charles, Max Dickerson, Jim Draper, Dan Durham, Mindy Durham, Adam Gallagher, Dale Hansen, Jan Hiers, Ted Hiers, Joe Holtkamp, Diana Hoppe, Darrell Kelly, Carolyne Kelso, Angela Knox, Steven Laurie, Denise Lindquist, John Martin, Barney McCoy, Connie Metzgar, Wes Morgan, Kathryn Morrison, Darcy Saindon, Michael Saindon, Grace Sivadge, Russ Sivadge, Kevin Smith, Mark Sparks, Linn Woolf, Tom Woolf, Jack Wright.

Charlie Pattee called the Annual Meeting to order at 1:00 p.m.

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

President's Report: Charlie Pattee did not report.

Building Committee: Tom Metzgar reported. Build new house on West side. Check to see if septic is there; new owner may need septic.

Roads Committee: Denise Lindquist reported. We purchased a Brush Hog this year. I am glad to report that we were able to locate a good used one for \$1,928.00, much less than the \$5,000.00 that was approved by the Board. Having the Brush Hog allows us to better maintain our ditches, saves money on maintaining our dams and improves the appearance of our community.

Year one of the four year road plan was completed. In addition to the plan, we did work on Roller Coaster hill in preparation for the detour while the tubes were replaced on Township. As well as spot working areas of concern throughout the year.

The Road and Vision/Mission Committees organized a clean-up day this spring to trim trees along roads and at the beach. Due to the extent of the work needed at the beach, we were unable to work on any of the roads.

Moving into the new year, we will need volunteers to trim trees along the roads. Please let the Committee know if you are able to help out.

Vision/Mission Committee: Jack Wright reported. Trim trees on roads and at beach. Only beach was done as time allowed. More volunteers are needed. Any help is welcomed.

Lake & Property Maintenance/Spillway Committee: Little Leisure Lake dam done. Mowing, volunteers needed, playground work, ditch clean out, fish were donated – no stocking without some control. Beach maintained by volunteers. There is one and a half feet of silt. Needs to be dredged. Repair bathroom roof; look at cost of metal roofing as well as skylights. Getting quotes for materials, painting of poles is needed at dam road and dock area. Spillway needs detailed report, \$17,000.00 for detailed report before proceeding with repairs. Total estimate to repair Spillway is \$100,000.00. Ann Hansen Community Center, look at making a parking lot across from the shelter house. The huge tree needs to be removed at no charge by Grundy County; we just need to clean around the base of it giving them better access. Need to build silt dams; need a budget and timeline for this. Lily pads have been sprayed, except at the beach, which will need to be done during the week.

Nominating Committee: Charlie Pattee reported. No names were submitted. New members are not in place until September. Intent to Run forms were sent. No one applied. There are five openings for Board Members. Need signed form to be considered to be on board.

By Laws Committee: Sean Maschler reported. 2013 Covenants are not valid. The 2014 covenant needs updating, but is valid. We now have By-Law violation forms we can send out. The 2014 covenant came out mid-year. How many people are needed to change the By-Laws? Need 8 out of 11 plus 3 affirmative votes. For policy changes, 6 or more members or quorum.

- 1) Refined and revised Article X, Sec 1, H to define “customary household pets” and state number of pets allowed per household, per advice of Lake Attorney.
- 2) Formed new special purpose, limited term, Covenant committee to rewrite our Covenant based on input from Attorney, Board, and members. Two preliminary versions have been written so far.
- 3) Reviewed and confirmed alcoholic beverage prohibition on the beach.
- 4) Received and relayed suggestions for additional changes from members to the Board for discussion and consideration.
- 5) Covenant committee work is ongoing, input from all stakeholders welcome.

Vision/Mission Committee: Jack Wright reported. This is a committee of two; volunteers needed. Meeting of people to get ideas. Charge \$10.00 to use the shelter house building for the meetings.

- 1) Repair dam on the big lake. Re-establish the budget. Complete in three phases. This will not happen anytime soon. Inspect the dam every other month. Having volunteers from the lake do this would be best. The dam has a leak, on downside concrete is eroded on sides. Project total is \$100,000.00.
- 2) Office remodel – funds have been donated. Volunteers needed.
- 3) Remove abandoned & uninhabitable properties.
- 4) Lake roads and gravel. Establish budget.
- 5) Park improvements. Estimated it will take 80 hours to brush hog. Volunteers needed.
- 6) Rebuild bridges on south end of lake.
- 7) Little Leisure Lake do maintenance only.
- 8) Beach improvement.
- 9) Get a third dumpster?
- 10) Work with other communities to develop a safe & habitable community.

Office Committee: Jackie Carley reported for Denise Johnson that this year we worked on making lot files for the deeds and covenants. We hope to have it finalized this fall. We also organized the member files. We updated Quick Books and met with a CPA on clean up and processes.

Fishing Tournament: Information is on the website.

Budget Committee: Jackie Carley reported for Denise Johnson.

Last year – The two main areas over budget were rock and legal. Overall, we came under budget but we spent \$70,437.85 and only brought in \$57,407.07 in assessments. We also brought in money for work for members \$3,005.01 for rock and culverts; \$1,510.50 for use of equipment and \$603.14 for wages/taxes for a total of \$5,118.65. That helped out our budget this year, but we can't count on that for our bottom line in determining our budget as construction varies year by year.

This year – This year most items are the same or changed due to price increases. The Office looks like it's increasing a lot, but last year we had the advertising from the previous year of \$1,140 that was used for the office so we only had to budget an additional \$175. We no longer have ads, so we have to budget the full amount. We have increased the rock budget to \$14,000.00 for the five year plan. Our total budget is \$71,544.20. Last year we only received \$55,646.02 in assessments.

Five year report – Trash has almost doubled in the last five years and rock prices have increased three times this year alone. Under insurance in 2018/2019, it shows \$1,029.00, which is due to paying our premium early in the 2017/2018 budget year. Insurance is increasing, but not as much as it looks.

On the bottom under total lots it has increased due to selling off the part of the lane to the park in Unit 3. Also, the lake lots and members lots do not add up to total lots due to the ELB building. We have 538 covenants signed and we have 309 members. There are 617 paid up lots, 157 lots making payments (126 lots with a payment plan) and 317 non-paying lots.

If everyone currently owning property paid their assessments, we would receive \$79,920.00 in regular assessments, \$27,275.00 in special assessments, for a total of \$107,195.00.

Lots of time has been spent working on the budget. Revenue was down by 9.2% last year.

Legal Committee: Craig Knox reported. Craig needs help on this committee. Money generated goes into the general fund. We can take 12 people to Small Claims court per year. We have \$1,200.00 available for the legal committee to take people to court.

Audit Committee: Jack Wright reported. A new computer is needed for the office. The cost for this is \$1,500.00. We need to generate more revenue. Reduction in the cash received was due to not taking anyone to court last year. Anyone can donate to the lake. Come to the office and earmark what the donation is for and get a receipt.

Shelter House Committee: Dale Hansen reported. Donations received were a new on demand water heater, which Craig Knox and Dave Knox installed. Cupboards in the storage room; kitchen utensils donated from church and put away. Dehumidifier donated by Jack and Julie Wright.

Volunteers are still needed to clear parking lot across the street, and to remove the sandbox and play set from the yard.

Covenant Committee: Sean Maschler reported. Wants to replace covenant with a more user friendly version.

Ladies of the Lake Committee: Grace Sivadge reported. Ladies of the Lake had another successful year. The activities we sponsored included the following: Meet and Greet Supper in August, Soup and Chili Cook Off in October, Treasure Bingo Night in November, Christmas Party for Lake Children Cookie Exchange and Caroling in December, Valentine Dance Party in February, Yard, Bake, Craft and Plant Sale in April, Lunch for the spring brush cutting crew, Ice Cream and Hot Dogs at the Beach in July.

We started with a balance of \$857.91 in August of 2022 and ended with a balance of \$1,849.02 in August 2023. During the year we bought 30 exceptional Christmas presents for the children at the lake, three more round tables, and have earmarked \$450.00 for the children's playground and \$1,000.00 for an air conditioning system. We donated the leftover Christmas presents to the Church United Womens Thrift Store in Trenton.

As president of Ladies of the Lake for a little over two years, I want to thank everyone for giving your time, hard work, and money to LOL, Ladies of the Lake and SOS Significant Others and Spouses. Although just a few ladies loyally attended the meetings over those years, many more individuals shared their talents to help move Ladies of the Lake from a struggling organization to the thriving group it is today. Everyone, thank you again for making this transition possible. Now it's time for me to pass the leadership of Ladies of the Lake into its next phase. I'm happy to announce that Mindy Durham will be replacing me as president.

Respectfully submitted, Grace Sivadge

Old Business: None

New Business: None

Cinda Stifel made a motion to adjourn the meeting, Vicki Baker seconded the motion. Motion passed. Meeting was adjourned at 2:50 p.m.

Charlie Pattee, President
Julie Warner, Secretary

