

Leisure Lake Association, Inc.  
Board Meeting Minutes  
February 9, 2019 Approved

**Board Members Present for Roll Call/Meeting:** Lynn McCarter, Dale Hansen, Mike Parkhurst, Kim Telkamp, Rose Welsh, Randy Wellman, Denise Johnson, Alan Smith, Miles Tratchel and Rodney Dilley

**Board Members Absent for Roll Call/Meeting:** Tom Metzgar

**Guests:** Max Dickerson, Nancy Thrap, Kenny Thrap Sr., Jerry Nibarger, Ann Hansen, Vicki Baker, Becky Thrap and Kristie Martin

Lynn McCarter called meeting to order at 9:01 a.m. and took roll call. Guest roll call followed.

**Guests Discussion:**

Guest comment will follow later under specific Committee Report. Terry Hearn had a scheduling conflict this month and will attend the March 9, 2019 Board Meeting.

**Minutes/Financials:**

Rose Welsh made a motion to approve the January 12, 2019 minutes as written and Denise Johnson seconded the motion. **Motion carried.** Dale Hansen mad a motion to accept the December 2018 financials and Rose Welsh seconded the motion. **Motion carried.**

**Committee Reports**

**Road Committee:**

Lynn McCarter reported that \$2,299 has been spent on rock thus far and has a working balance of \$1,800 that will be used spring 2019 which is 4.5 loads of rock per Lake Unit. In January, 2019 Mike worked 62 hours to clear the snow. He was hired for 20 hrs. /mo. We are still way under budget for maintenance wages. As of 2/9/19, Mike has not worked any hours. Looking at replacing up to 4 tubes and will be cleaning out ditches when the new fiscal year begins.

**Building Committee:** No report.

**By-Laws Committee:**

Vicki Baker gave a presentation on the By-laws. To change any By-law the Board must go through due process by being put before the Board three times prior to the Board voting on the changes to be made. It must also be posted for the general public to review prior to the Board's final vote for adaptation. Any change would affect 2020 membership year and assessments.

There is confusion regarding Director eligibility and qualification. Kenny Thrap's proposal was read out loud and discussion ensued. It clarifies when a member and board member are not in good standing and cleans up the billing process to shorten the amount of time given to pay the assessments. Vicki will come back next month for the Board's first reading of the revised By-law. Dale Hansen made a motion that the By-Law Committee make its proposal and present it to the Board at the next month's meeting. Mike Parkhurst 2<sup>nd</sup> the motion. **Motion carried.**

**Legal Committee:**

Dale Hansen reported Tara Walker, our attorney is working on a petition for Mr. Whisman. In addition, the secretary is sending a to the Grundy County Court Clerk to seek clarification on the Duenow case regarding: 1) the purchase of new properties, 2) what is the termination date for the stipulation agreement and 3) is the stipulation agreement transferrable to future property owners.

**Budget Committee:**

Becky Thrap stated the committee met last week and created the initial numbers for the new budget. There is a follow up committee meeting scheduled for this next weekend. Once finalized there will be a Board Member Budget Workshop.

**Election Committee:**

Becky Thrap stated offer to run letter was mailed out to members in February 2019.

**Entertainment Committee:** No report.

**Shelter House Committee:**

Dale Hansen stated there is a work day coming up on February 23, 2019 at 8:00 a.m. There is a real need for plumbers and carpenters. There will be a meal afterwards for all the workers. The secretary will follow up to review the lake's liability policy regarding coverage for volunteers.

**Office Committee:**

Becky Thrap states the newsletters and billing has just gone out. All Chairs for the committees need to touch base with Becky to bring her up to date on who the Chair and committee members are by the March meeting.

**Nominating Committee:** No report.

**Audit Committee:** No report.

**Vision & Mission Committee:**

Kim Telkamp is working some ideas but they have been delayed due to weather.

**Lake Reclamation:**

Per Miles Tratchel, Terry Hearn was to give a presentation but had a schedule conflict this month. His is planning on being at the March 9, 2019 meeting. Jerry Scheible with DNR will be visiting the lake on February 20, 2019 to evaluate and make recommendations. We are not regulated by DNR due to our dam size. Allan Smith brought up collection box ideas which will be tabled to the March meeting as Terry Hearn also has ideas for this.

**Lake and Property Committee:** No report.

**Old Business:**

A. Little Leisure: Discussion of rebuilding challenges. North end is owned by a property owner that wants nothing done on the dam. On the south side of the dam and land, an easement was not maintained for Leisure Lake to use on that side. Before anything can be done an easement must be obtained. In addition, a survey needs to be conducted as well.

B. Trash Camera: Lynn McCarter obtained a new 16 GB card for the camera. Nancy Thrap has donated a laptop for viewing the pictures generated by the camera.

C. Payment Plan: A total of 27 lots will not sign a covenant. Of those 27 lots, 21 lots have paid off previous years and only owe 2019 assessments. 6 lots are paying previous years assessments. We have two that has signed covenants which is a total of twelve lots. In review of the Payment Plan, the Board was uncomfortable with the following verbiage from the Payment Plan Agreement, "I/We have signed the Covenant and agreed that I am protected and bound by the by-laws of Leisure Lake, Association, Inc." Dale Hansen made a motion to remove the following sentence from the Pay Plan Agreement, "I/We have signed the Covenant and agreed that I am protected and bound by the by-laws of Leisure Lake, Association, Inc.". Mike Parkhurst 2<sup>nd</sup> the motion. **Motion carried.**

**New Business:**

- A. By-Laws Report: Previously discussed.
- B. Lake Reclamation: Tabled for March 9, 2019
- C. Troy Green: Leisure Lake has acquired Troy Green lots via a Quit Claim Deed. Leisure Lake wanted to do a Warranty deed but was advised to wait until the property is sold and then convert it to a Warranty deed since at that time a lien or title search can be conducted. Dale Hansen will speak to the lawyer to obtain clarification if the lake can acquire property on a case by case basis and then turn around to sell said property.
- D. Vandalism to the mail boxes and to Lynn McCarter's garage.
- E. Small Claims Court: The Office will be getting a list together for the legal committee.
- F. Key to the office: Becky Thrap is in receipt of the office key.
- G. Trenton News Article: Need to find someone to do this.
- H. Dogs: Nothing can be done.
- I. Grader will be used on the road. Lynn McCarter purchased 200 lbs. of salt for the roads. He will check with Mike to see if there is any left.

Rose Welsh made a motion to proceed into Executive Closed Session. Alan Smith 2<sup>nd</sup> the motion.

**Executive Closed Session:** Pursuant to RSMO. 610.021 Section 2

**Adjourn:** Rose Welsh made a motion to adjourn the meeting. Alan Smith seconded the motion. **Motion Carried.** Meeting adjourned at 11:30 a.m.

**Next Board Meeting: Saturday March 9, 2019 at 9:00 a.m.**

Lynn McCarter  
Respectfully submitted,  
Without Prejudice  
All Rights Reserved  
By: Kristie Martin, A.R.  
Leisure Lake Secretary