

Leisure Lake Association, Inc.
Board Meeting Minutes, Approved
June 10, 2023

Charlie Pattie called the meeting to order at the Ann Hansen Community Center. Roll call was taken at 9:00 a.m.

Board Members Present: Vicki Baker, Craig Knox, Rick Lee, Lynn McCarter, Tom Metzger, Charlie Pattie, Cinda Stifel.

Board Members Absent: Tom Shockey, Kenny Thrap, Randy Wellman.

Guests: Adam Gallagher, Dale Hansen, Caroline Kelso, Dave Knox, Denise Lindquist, Connie Metzger, Grace Savage, Jack Stifel.

Guest Discussion: Adam Gallagher stated he has his boat tied off at the lower boat dock and asked the board if this was ok. The Board confirmed, yes.

Max Dickerson announced that the memorial service for Carolyn Dickerson is June 10th, at the 10th Street Baptist Church, Trenton. Visitation will be at 1:00 p.m., service is at 2:00 p.m. A hot dog party will be held at 5 p.m. the same day at the home of Max Dickerson. Hot dogs, chips and lemonade will be provided.

Approval of May 2023 Board Minutes: Grace Sivadge noted a correction, page three, OLD BUSINESS, Election Committee consists of – Grace Sivadge, Dave Knox, Carolyn Kelso and Ginny Johns. It was also stated that Lynn McCarter did not purchase property at tax sale for the lake. This will be stricken. Craig Knox motioned to approve, Vicki Baker seconded. **Motion approved as amended.**

Approval of January, February and March 2023 Financials: Revision to these three months consisted of revisions only involving the 60/40 split for legal/rock; the split is no longer applied and it just gets applied to assessments. There were no other changes. Vicki Baker motioned to accept the financials for these months as amended. Lynn McCarter seconded. **Motion approved.**

Approval of April 2023 Financials: Cinda Stifel motioned to accept the April financials. Tom Metzgar seconded the motion. **Motion approved.**

COMMITTEE REPORTS:

Road Committee – Denise Lindquist reports the tubes on Township were replaced. Jamie Allen has 26 hours this fiscal year left – he can mow the sides of the roads to use up his hours.

Building Committee – Nothing to report.

Lake & Property Maintenance/Spillway Committee – In Jack Wright’s absence, Denise Lindquist read for him. \$1,000.00 was donated to dredge by the lake. Remainder of money should be used for lake preservation funds. It was previously reported that it will cost us \$14,000.00 to put a specific plan in place for the spillway. We paid \$113.69 over \$2,000.00 budgeted for the first stage of this project. Approved the \$2,000.00 from Special Assessments. Craig Knox thinks the board needs to vote on the overage allowed for. The spillway should be done in stages. Where does the money come from if we go over budget? It’s on the financial sheet, under rock/legal services/CPA. Per Denise.

Budget Committee – Nothing reported

By-Laws Committee – Nothing reported

Audit Committee – Overages were from newer version of Quickbooks installed on office computer – approved, to be taken out of savings. The new CPA, (Katie Kinney) will charge less than our current vendor to prepare our taxes. The money should come from Special Assessments and should be voted on by the board.

Legal/Security Camera Committee – Vandalism was reported prior to the Memorial Day Weekend. Three blocks from the dock were thrown into the lake. Fishing poles were stolen. The vandals were caught. We are going to prosecute with video evidence. The sheriff will run licenses for trespassers. There are some who are in violation. They have no paid assessments. A photo printer is needed to be able to print pictures as evidence. A photo printer runs about \$150 - \$200 for a name brand. Jack Stifel volunteered to donate the new photo printer. (Printer needs to be able to print a 4x6 photo).

Office Committee – Newsletters will be sent next week, but no ballots will be sent as we did not receive any willing to run or petitions. The board will need to appoint members after the annual meeting for the five vacant spots.

Covenant Committee – Vicki Baker read in Sean Maschler’s absence. The committee is working on revising the covenant. They will be presenting it soon. Craig Knox seconded the motion to bring up the issue of the covenants. This should be brought up at the next meeting to amend the by-laws. There needs to be three people here to do this. This will be brought up until it is passed.

Ann Hansen Community Center Committee – The Community Center needs attention. Do we need additional parking? Do we need to clear and sell property across the street from shelter house as investment income? More volunteers are needed for painting parking posts, maintenance building, and ELB Building. Project across the street has a good start. Volunteers with saws are needed. Do we keep trees? Make a parking lot? Clear property and sell it? What does the board want to do? The property needs to be cleaned up. The shelter house rules were provided by Dale Hansen to Charlie Pattee from Jack Wright. Charlie read the rules to the audience. Dale suggested there should be a limit on the hours the shelter house is available. No overnight stays. It was brought up that it states on the rental agreement that there is to be no smoking in the shelter house. Carolyne Kelso suggested placing no smoking signs on outside doors of the shelter.

On Memorial weekend, this was only hearsay; Jamie Allen said Jack came in and got tables and fish for the fish fry, Jack had Dale's key. Jack smelled smoke inside the shelter house. There were tents inside the shelter house. Do we need to have more regulations about the shelter house posted? Craig Knox feels that if the shelter house is scheduled for an event that the event should not be interrupted. Per Denise Lindquist there is no smoking in any of the buildings. Can a deposit be held if someone smokes in the building(s)? Could this be put on the agenda for the next meeting? Have shelter house committee re-write the contract and list of procedures for rental of the shelter house to be presented at the next meeting.

Vision/Mission Committee – Denise Lindquist reported that the fund raiser went well. Thanks to all who helped. Nine inches of mulch is needed for our play area, which is 28x28. It would cost \$4,700.00. More fundraising would be needed. We received \$1,000.00, \$550.00 is for fireworks, and \$450.00 is for the playground. Wood mulch might be a possibility, at a lower cost.

Ladies of the Lake Committee – As of May 31st, there is \$1584.02 in the bank account. For our Fourth of July activities, we will be serving free ice cream with toppings and cookies, Sunday, July 2nd, starting at 4:00 p.m. at the beach. There is a regular Ladies of the Lake meeting Saturday, June 17th, at 2:00 p.m., in the Ann Hansen Community Center. Discussion was held regarding spending some of the money. Everyone is welcome to attend. Dan Durham, will be grilling hot dogs for a free will donation.

Nominating Committee – No one signed a ballot to be elected for the board.

Election Committee – Nothing reported.

OLD BUSINESS

Follow-up proposal for Amendment to By-Laws re: Emergency Expense Handling: Craig Knox suggested this proposed change to a by-law at the May board meeting (handout). Since there was no quorum to vote on this proposal, this will be presented again at the next board meeting in July.

Review/Comment on new standardized "By-Law Violation" letter/procedure: This handout needs amended with regard to how many days will be allowed, and presented again at next meeting.

Report from Attorney Robert Cowherd re: 2013 Covent: Vicki Baker read in Jack Wright's absence: Per Vicki's request, Charlie read Attorney Cowherd letter, dated May 19th, 2023, to everyone. Covenants from 2014 forward are legal per the attorney. Covenants signed in 2013 need to be cleared up and members need to sign a new covenant, therefore, per our attorney, the 2013 covenant is invalid. In order to strike the 2013 covenant (the attorney will prepare the documents to do this) and legally delete recorded covenants at the courthouse. Vicki Baker moves that the 2013 covenant be removed from the real estate records from Grundy County, MO (to file Quit Claim Deed to release 2013 covenants). It was suggested that it will cost approximately \$1,000.00 and that we approve the Attorney to make the Quit Claim Deed to release those covenants. Tom Metzger seconded the motion. **The motion was approved.**

Vicki Baker stated the By-Law Committee can draw this up and send to the board via E-mail for their approval. Should the board meet for questions prior to meeting with the attorney? Yes, per Vicki. Should a notice be put on the bulletin board for everyone to check with the office to see if they have a 2013 covenant on file?

Follow-Up Proposed By-Law Amendment re: consuming alcohol at lake: Per Denise Lindquist, there should be no alcohol allowed on beach. When people have alcohol on the lake, Missouri law should be followed. If people don't abide, then the sheriff should be contacted.

Follow-Up re: Accepting Credit Cards – The Board requested that we look into two other vendors with estimates on cost and bring back to the board in July. Other vendors were looked into previously. The other vendors required someone to give their name and social security number in order to process. No one was willing to give their information for use for Leisure Lake as a company. Therefore, Southern Bank was chosen. They have a training and activation department for training. Fees can be set up to the terminal to be applied automatically to the customer. Does Board have any other suggestions?

Update re: Trespassing Procedure for using Garbage Dumpster: a restitution list is taken to the Prosecuting Attorney's office in Trenton. Two pictures are required for evidence. The sheriff approved the new revised trespassing procedure. Members should be prosecuted through small claims court. Vicki votes to accept as amended. Cinda seconded. **Motion was approved.**

Credit Card Machine: Do we want to purchase or lease from Southern Bank? This will be moved to July board meeting.

E-Coli Water Testing – Julie Warner read a handout showing that two water testing facilities were contacted regarding testing of our lake water. Everyone felt the two options provided were too expensive. Dale will continue taking the test samples to Iowa. Dale is not reimbursed when he makes the trip to the testing center in Iowa. The test kits were ordered and received at the office from the testing center in Iowa.

Buying Tax Sale Property: Craig Knox would like to present this subject. This will be moved to July Board Meeting since there is no quorum.

Restrooms at Beach Repair: Skylight and rafters still need to be repaired.

NEW BUSINESS

Items Added during June Board Meeting:

Need **Photo Printer** for Security Committee. Jack and Cinda Stifel offered to donate a photo printer. Rick Lee will follow-up.

Charlie Pattee addressed the issue of **Shelter House Rental and rules and regulations.** Vicki Baker suggested that the Shelter House Committee revise the rules for rental agreement.

Lake Committee Mission Statement and Procedure Manual: This will be moved to the July Board Meeting. A handout will be given to the board members.

Board Member Needed to Replace Alan Smith: Craig Knox announced that Dave Knox is willing to be on the board and that we should have a vote to elect him to fill-in for Alan Smith. There are two years remaining of three years' term. Craig Knox made a motion to elect Dave Knox. Lynn McCarter seconded. **Motion passed.**

Maintenance Building Damage: Rapid Removal damaged the downspout and gutter on the maintenance building. Still awaiting outcome from Rapid Removal. Per Charlie Pattee, we need a picture of the building, showing the damage caused by the Rapid Removal driver.

Hail damage. The Board agreed that Leisure Lake's buildings should be inspected for damage. Damage is considered cosmetic unless there is a hole in the roof. The restroom roof is in good condition except the skylight, which was previously broken before the storm of May 6th. It was requested that the secretary call Crow/Miller Insurance to have our buildings inspected for hail damage. It was stated that the rafters are rotted in one of the restrooms. Money needs to be appropriated for fixing the restrooms.

Proposed Assessment Rate Increase – It is suggested that an assessment rate increase takes place as follows: \$200.00 = first lot per year, \$100.00/year each lot thereafter, \$25.00 per lot for Special Assessments. The special assessments stay the same. There has been no increase in assessments in four years.

The increase should be posted for all to see. Can the increase also be posted at the mailboxes? Could this information be added to the newsletter? Could we have one increase now, then small annual increases for the assessments? The only restriction is from the board. The board approved the proposed assessment increase in June. Tom Metzger made the motion to increase the assessments to \$200.00 for the first lot/\$100.00 for each additional lot/\$25.00 for each lot for special assessments. Vicki Baker seconded the motion. All in favor. It is noted that Cinda Stifel left meeting early but wanted her vote to count. None opposed. **Motion was approved.**

Meeting Adjourned: Craig Knox made the motion to adjourn. Dave Knox seconded. **Motion passed.** The next board meeting will be Saturday, July 8, 2023, at 9:00 a.m. at the shelter house.