

Leisure Lake Association, Inc.
Board Meeting Minutes
March 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, Rodney Dilley and Tom Metzgar.

Board Members Absent for Roll Call/Meeting: N/A

Guests: Nancy Thrap, Ann Hansen, Vicki Baker, Mike Smith, Sean Maschler, Becky Thrap and Kristie Martin

Lynn McCarter called meeting to order at 9:06 a.m. and took roll call. Guest roll call followed.

Guests Discussion:

Vicki Baker presented info on By-Laws under Committee Report. Terry Hearn had a scheduling conflict this month and will attend the April 13, 2019 Board Meeting.

Minutes/Financials:

Dale Hansen made a motion to approve the February 9, 2019 minutes as written. Rose Welsh seconded the motion. **Motion carried.** Mike Parkhurst made a motion to approve the January 2019 financials. Tom Metzgar seconded the motion. **Motion carried.**

Committee Reports

Road Committee:

Lynn McCarter reported that rock was laid near the dam (200 yards). \$1800 budget of rock remains until the new fiscal year begins on July 1, 2019. There was a \$520 rock donation and Lynn McCarter wants to know who donated it. Around the lake there are 8 bad spots that are the worst and have been band aided. The culvert by the Shelter House Road must come out.

Building Committee: No report.

By-Laws Committee:

Vicki Baker gave a presentation on the proposed By-law changes. A handout from the committee was provided (the handout is listed below as presented). Recommended changes are italicized and underlined. The following changes to the By-Laws, were proposed by Kenny P. Thrap and are as follows:

Article I: Membership

Section III – Assessments

A. Assessment Charges

Leisure Lake Association membership year is from January 1st thru December 31st. Assessments for all property owners are payable in advance of utilizing any Leisure Lake facilities, services, serving on any board or committees and due on or before December 31st of each year. A 10% late payment penalty will be assessed to all payments made after December 31st. *On any lot purchased after January 1st the assessments will be pro-rated from the 1st of the following month forward to December 31. (Revised, add date of adoption)*

B. Non-Payment of Assessments

In the event a property owner has not paid in full the amount of the assessments on his/her lot(s) no later than December 31st of the assessment year or make arrangements satisfactory to the Board of Directors (signed a payment agreement), he/she will be considered delinquent and no longer a member in good standing. He/she will no longer be eligible to vote in the election of Directors and will not receive a ballot.

Only the Board of Directors may authorize a payment agreement.

D. Employees Payment of Assessments – much discussion, but leave the By-Law the same. G. Payment Plans – In the 3rd bullet, do you want to change date to be December 31st before a penalty?

Article IV – Directors

Section I. A. Individual Board or *Committee* Members do not have the right or authority to make decisions for the board without specific authorization by the Board, (add the word Committee) (leave out the word “However” at the beginning.

Discussion Ensued.

Section II – *Qualifications* - No person shall be eligible to become or remain a Director of the association who is not a paid-up member or the member of paid-up member’s household who is in good standing *and not in violation of any Association By-laws.* A member must have signed the Covenant agreement for all properties in his or her name(s) effective August 9, 2014.

Section IV Election and Tenure of Office - B. Eligibility – Only one (1) member in good standing of any household shall be eligible for nomination or election to the Board at any one time. However, another household member may be eligible for nomination or election after the term of their household member has expired or upon their resignation from office. A member in “good standing” has all their dues current, and is not in any violation of the Leisure Lake By-laws. *(Change last sentence to tell us what a member is if they are in good standing.*

Discussion ensued. It’s been suggested that the household member be someone whose name is on the deed. Suggestions of the Bylaws committee:

1. Change all of old bylaw to the above, but keep the last sentence about purchasing a new lot, in “A”. Also, add the last sentence in “B”.

We suggest having the penalty date be either December 31st, January 31st, or February 28th. Make the date the same all bylaws.

The board is to make the decision as the date these take effect.

2. Article IV – Directors

A. add the word Committee – concerns that we need “Job descriptions” for the different committees. Do we have them?

Discussion Ensued.

Legal Committee:

Dale Hansen had a meeting with the attorney and it was suggested that since we are a Not-For-Profit to make sure that we are set up with Federal. The Lake has a federal Tax ID number. Dale discussed the legal status of James Whisman and the petition that was sent by the attorney. Additional updates were presented about Steve Sholley, and Paul Young.

Dale Hansen discussed a work day at the shelter house with volunteers. The work day is scheduled for Saturday, March 16, 2019. The attorney is creating a waiver for shelter house volunteers to sign.

Budget Committee:

Becky Thrap stated the committee has met and they are ready to have a workshop. Dates will be discussed at the end of this meeting.

Election Committee: No Report.

Entertainment Committee: No report.

Becky Thrap will send out a final email letting all Committee Chairs know this is the final notice to meet or the Chair will be removed after the April Board Meeting.

Shelter House Committee:

Dale Hansen reported there will be a work day on March 16, 2019 starting at 8 a.m. Plumbers and carpenters are needed.

Dale Hansen further mentioned that someone sprayed graffiti on the backside shelter house: "E.G. Narco". Discussion ensued over purchasing a security camera. Tom Metzgar made a motion to purchase a trail camera and batteries for the Shelter House. Rodney Dilley 2nd the motion. **Motion carried.**

Office Committee:

Becky Thrap reported that we made a list of people with covenants that are not paying and provided that to the legal Committee. Kristie Martin, Lake Secretary is working on obtaining her Notary. We are having a meeting and work day today, March 9, 2019, so Becky can divide up jobs as to make the office run more efficiently.

Becky Thrap also reported that we have had 223 hits on the lake's website and 119 hits on the lake's Facebook account. In addition, the property list on the website has been updated as of March 2, 2019.

Nominating Committee: Letters to run were sent out with the Newsletters. As of today we have had no interest in people desiring to be on the Board.

Audit Committee:

Vision & Mission Committee:

Kim Telkamp stated that she needs to get going on this committee. Lynn McCarter suggested to pull some information from years past so the Board can evaluate what has been accomplished and what still needs to be done. Priorities include the mailbox sign, the beach, the bath house, doors on the changing room and put the shower head on the outside of the bath house to rinse off, moving and/or restoring the turtle for the kids.

Lake Reclamation:

Miles Tratchel reported that Jerry Scheible from Missouri Department of Natural Resources had been at the lake on February 20, 2019 to look at the spillways and stated that the lake has a problem. We drain 1,000 acres of watershed into a 40 acre lake which is double the recommended amount. The overflow is under designed. Discussion ensued.

Terry Hearn will be at the April 13, 2019 Meeting to give a presentation. Alan Smith gave a presentation on a collection box idea as we have a leak in the dam. Discussion ensued.

Lake and Property Committee: No report. However, Lynn McCarter suggested that we have a teaching day for those interested in learning how to maintain the Lilly's in the Spring.

Old Business:

- A. Little Leisure – No update
- B. Lynn McCarter will pull the video card this weekend from the trail camera at the maintenance building and installed a new one. The card needs to be reviewed for violators.
- C. Dale Hansen initiated conversation regarding Small Claims Court actions on those members with signed covenants who are not paying assessments. Becky Thrap recommended that the Legal Committee work in conjunction with the Lake office staff on gathering the necessary information. Cost of \$71.50/member + Sherriff mileage to file in Grundy County Court.
- D. By-Law Change – (Billing Changes & Members Not in Good Standing) –Vicki baker (addressed in Committed Reports)
- E. Lake Reclamation-Jerry Scheible from DNR (addressed in Committee Reports)
- E. Troy Green – we can sell the five lots at any time and will need help tearing down the house and possibly keep three lots for additional parking for the shelter house.
- F. Spring Clean Up – rent a 6 yard Roll-off from Advanced Disposal for furniture, Klinginsmith can accept appliances they no longer want or contact Alan Smith for scrap metal.
- F. Lynn McCarter put a new card into the trail camera by the Maintenance Building.

New Business:

- a. Housed Covenant- 2 files will be created: a covenant goes in each owners file & a separate file by lot #
- b. Dogs - escalated in the past few months, Sean Maschler will research on what our next step will be per By-Laws.
- c. Appreciation from lake owners for being able to reach their homes this winter.

Dates for Workshops:

- 1) Budget Workshop - March 30, 2019 at 9 a.m. at Dale & Ann Hansen's residence
- 2) By-Law Workshop - March 30, 2019 immediately following the Budget Workshop also to be held at Dale and Ann Hansen's residence.

Dale Hansen made a motion to proceed into Executive Closed Session. Mike Parkhurst 2nd the motion.

Executive Closed Session: Pursuant to RSMO. 610.021 Section 2

Mike Parkhurst made a motion to close Executive Session and go back into regular session. Dale Hansen 2nd the motion. 11:53 a.m. **Motion carried.**

Adjourn: Rose Welsh made a motion to adjourn the meeting. Mike Parkhurst seconded the motion. **Motion Carried.** Meeting adjourned at 11:55 a.m.

Next Board Meeting: Saturday April 13, 2019 at 9:00 a.m.

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