

Leisure Lake Association, Inc.
Approved Annual Board Meeting Minutes
August 8, 2026

Lynn McCarter called the meeting to order at 1:00 am at the Ann Hansen Community Center. Roll call was taken

Board Members Present: Vicki Baker, Dale Hansen, Ardith Wellman, Kenny Thrap, Michael Saindon, Caleb White, David Knox, Stephanie Dolan, Lynn McCarter

Board Members Absent: Denise Lindquist

Guests: Carolyne Kelso, Grace & Russ Sivadge, Denise Johnson, Kenny & Nancy Thrap, Diana Hoppe, Jamie Allen, Kevin Smith, Kelly & David Davis, Max Dickerson, Connie Metzgar, Randy Wellman, Robert Johnson, Becky Thrap, Grace & Russ Sivadge

Lynn McCarter Closed Ballots & Dismiss Election Committee

Max Dickerson lead the Pledge of Allegiance & Prayer

Presidents Report: Lynn McCarter stated he appreciated serving as president, but that he was stepping down but would remain on the board for the rest of his term. We worked on the septic & laterals at the beach. Rain washed the dirt and sand to make a muddy mess. We will be seeding the area and hope to resolve the issue. Air conditioning & heat is now in the AHCC. Leisure lake is run by volunteers to make things better. We have volunteers from office to maintenance projects such as roofing etc. We continue to see improvements on clean up, but there is more that needs to be done. If you can help someone that is unable to clean up please volunteer.

COMMITTEE REPORTS

Road Committee: Mike Saindon reported they have one road left on year 3 that they are completing and then they will start in year 4. They are behind due to having to make spot fixes due to weather conditions and down equipment. Tractor is now up and running.

Building Committee: Lynn McCarter reported that three building permits were submitted last year and since then we have received one more. We encourage you to fill out a building permit before building starts to eliminate any fixes that need to be completed after construction. You can get the permit in the office or online. Return it to the office, they office will give it to the committee and put it on the agenda.

Lake & Property Maintenance/Spillway Committee: Kenny Thrap reported they stocked walleye last fall; put in a donated dock at Little Leisure; boat access for Little Leisure; volunteers are mowing lake properties; volunteers are spraying lily pads; spillway repair on the top; mowed below the big lake dam; stumps removed at ELB building; sand on the beach, riprap on water side of the Big lake dam; repaired the walk-in door on the maintenance building; tractor repair and service; septic systems at beach and ELB building roof.

By-Law Committee: Kenny Thrap stated there was one by-law on the ballot for consumption of alcohol on the lake from no consumption to matching the Missouri state law.

Budget: Denise Johnson reported that on the budget sheet you can see most areas are going up in price. The categories that are the most expensive are Rock, Trash & Wages. On the 5-year report at the bottom we have 1089 members lots, 361 lots are not in good standing as of 7/1/26. We have 277 members, 112 are not in good standing. We have less members than in the past, more members are purchasing multiple lots. We have 7 more signed covenants than last year 557, not signed are 558. Thirty lots are paying 2027 assessments & 9 have paid them in full. ELB rental for 2019 – 2026 total in rental is \$19,246.37. All lots are rented and we have a waiting list started. If everyone currently owning property would pay, we would receive \$147,329 in assessments.

Fishing Tournament: Caleb White stated they had 13 kids and 14 adults participated in the tournament. We have two categories, for adults, no one caught a walleye, but Michael O'Brien won biggest Bass. For the kids Joey Dyer won largest stringer and Juan Blackburn Perez won biggest fish. We had Hot Dogs and Hamburgers. Next year we want to do more for the kids.

Audit Committee –None

Legal – Kevin Smith reported Small Claims Court Cases for February 2025 (Filed in 2024):

Steve Oakleaf Judgement issued must pay \$803.21- has paid judgment in full as of 10/27/2025.

Linda Moffit- had lawyer estate should have paid, Dismissed by Judge.

Info only no court

Bobby Bishop- board gave him 6 months then review his situation. Paid in Full 6/20/2025.

Larry & Sherry Ward \$1,750.04 settled for \$1,500.00, surrendered properties Unit 3 lots 10 & 11.

Small Claims Court Cases for Court Cases May 21, 2025:

Joe Stephens- \$2667.06 No show Court issued a judgment against him. No payment put lien on property.

Michael Owens – \$780.57 No show Court issued a judgment against him. No payment lien on property.

Estate of Floyd Holsted Sr Camry Holsted- working on getting deed transferred to her name. \$1637.53 Court issued a judgment against her. No Payment Lien on property.

Canda Smith & David Sparks – \$1063.85 Claimed they don't owe the money. Requested a Trial. Didn't show for trial date judgment against them. Lien on property, no payment.

Mark Koenig – \$926.24 No Show Judgment against him. No payments Lien on property.

Tanya Gjullin (Michelle Shaw) Paid her back assessments of \$1223.18 before court date was dismissed.

Small Claims Court Cases for October 2025:

Shannon McDuffy- Judgment October 22, 2025:

\$686.46 + \$48.50 court costs + \$50.00 service fee, for a total of \$784.96 No payment Lien on property.

Michael And Deborah Bishop- Judgment Oct 22, 2025, \$4,750.54 +48.50 court fees +35.50 service fee\$4,834.54. Been making \$50.00 payments monthly.

Jonathan Ceradsky - \$778.44 signed a payment plan and have been making payment of \$100.00 Dropped case due to him signing a payment plan.

Office Committee: Becky Thrap reported that they can now take credit cards in the office or by phone. We hope to do online next month. Thanks to Kevin Smith for fixing the boards on the front porch! There are committee sign up sheets on the counter. Please sign up for a committee you are interested in. Also check the list & see if you are listed on a committee, you no longer wish to be on, cross your name off. Also, if you didn't sign in, please do so before you leave. There is a list of competed capital improvement projects – it is a 2-sided document so check both sides. After the meeting is over, we need board members existing and new, to stay for a short meeting to elect officers.

Covenant Committee: Kenny Thrap stated they have spent the last year going through the covenant line by line and made revisions. We sent it to the lawyer for his opinion, and he made recommendations and we made some revisions to what we felt strongly about, such as being voluntary. We are very close to having it completed. If you want to see the revised covenant, you can see it on the website under the announcement tab. If you have any recommendations, please let the office or a board or committee member know.

Ann Hansen Community Center Committee: Dale Hansen reported on their events: 4th of July they had a event at the main dock; on September 13th, they had a spaghetti dinner; October 11th, they had a fish fry and on November 8th they had Thanksgiving dinner. Their projects were steamtable and added more pans (different sizes); Installed window shades; new parking lot and Zoom for board meetings, when a board member is unable to attend, they can zoom in for the meetings.

Vision/Mission Committee: See attached

Ladies of the Lake: See Attached

Nomination: Connie Metzgar stated that this year we had a lot of open positions, so Lora Kent and I went all over the lake looking for volunteers, we filled 3 of the 4 openings. We have a couple that may consider it, we told them if they would, contact the office.

OLD BUSINESS: None

NEW BUSINESS:

Gravel by ELB where the stumps removed for beach parking.

Dock needs removed by Kent Williams house

Garbage on the road down the street from AHCC, this has already been addressed

Discussed property by bridge to create slit basins and help the bridge.

There are 2 properties on the tax sale that lake should look at to block the water flow and stop nitrates getting into the lake.

Election Results: Russ Sivadge reported that Unit 1 Darrell Kelly received 14 votes, Unit 2 Kathryn Morrison received 8 votes, Unit 3 Open 0 votes, Unit 4 David Davis 9 votes, At Large Stephanie Dolan 38 votes.

For the proposed by-law on Article XII – Swimming, Boating, Beach, Main Dock and Roads, Section I – Alcoholic Beverages: We received 39 votes, we needed 31 to be counted so we had that. Of the 39 votes, 33 voted to pass the by-law and 6 voted not to pass. We needed 51% of the ballots to vote yes or not to be counted, which we had so the votes do count – By-law passes. No one disputed votes. Will put on the agenda to destroy the ballots at the next meeting.

Denise Johnson made a motion to adjourn meeting; Kelly Davis seconded the motion; **Motion was approved** and meeting was adjourned at 2:05_pm.

Submitted by
Becky Thrap
Office Chair