

Leisure Lake Association, Inc.
Board Meeting Minutes
September 7th, 2024 Approved

President Charlie Pattee called Sept 7th meeting to order at 9:05am

Board Members Present: Vicki Baker, President Charlie Pattee, Vice President Michael Saindon, Grace Sivadge, Alan Smith, Kenny Thrap, Ardith Wellman Denise Lindquist

Board Members Absent: LayLonnie Charles

Guests: Max Dickerson, Dan & Mindy Durham, Aaron Young, McKinaly Huffy, Denise Lindquist , Carolyn Kelso, Charles Smith, Diana Hoppe, Tom & Connie Metzgar, Julie & Jack Wright ,Marcia Tillman, Jamie Allen, Kevin Smith, Lynn, Deanna & Rachel Mc Carter, Dale Hansen, Randy Wellman, Kathryn Morrison, Curtis Stephens, Craig, David & Angie Knox

Guest Speaker: Jack Wright. Jack Wright consulted his attorney on what to do if someone is in violation of a by-law. The attorney suggested you suspend their membership from the lake association, and sue for trespassing if they continue to use the privileges of a member in good standing. Jack asserted that the covenant should be to protect the membership and that we as Leisure Lake Association Members need to reunite.

Approval of August 10th 2024 Board Meeting Minutes: The motion to approve was made and seconded and passed, with the correction to Road committee as follows: All of E Leisure Lake has to be done.

Approval of July 2024 Financials: The motion was made to approve the July 2024 Financials, and seconded the motion. Passed to approve July 2024 Financials.

Approval of Minutes of Annual Meeting August 10, 2024: The motion was made seconded and passed to approve the minutes as written

Approval for the August 10, 2024 Minutes of the Directors Meeting: The motion was made seconded and passed to approve the minutes as written

COMMITTEE REPORTS

Road Committee: Although chair of committee Richard Charles was unable to attend the meeting, he sent a report that he would announce at next meeting a new person to replace Jamie Allen. Mike Saindon pointed out that in last month Jamie has been doing his job and has put in 40 hours of work on the roads. Mike also pointed out that the job needs more volunteers to get the job done.

Building Committee: Tom Metzgar , Chair of committee shared that all the new houses being built around the lake look good. He reminded people to be sure to come to the office to get approval before doing any new building.

Lake & Property Maintenance/Spillway Committee: It was pointed out that the toilets at the beach are clogged and need to be pumped out. Lynn McCarter suggested Mathews Septic pumping Co of Chillicothe 660-636-5203. Alan Smith recommended another septic pumping company 816-622-3378. Kevin Smith suggested a third company to call 816-622-3373. Mike Saindon volunteered to start calling these companies on Monday as we have the funds in maintenance of properties.

Audit Committee: No Report

By Law Committee: Is on agenda to be addressed later

Legal Committee/Security Committee: Kevin Smith reported that there are 3 people the legal committee is ready to write up statements on and take to court. There are 3 violations of payment plans, those individuals have been sent letters by office and further action will be taken. The committee has had 8 responses from letters sent out in August.

Office Committee: We checked Lynn McCarter and Denise Lindquist to see if covenants were signed on all properties after August 2014. They both ok to be on board. If any committee or person wants anything in the newsletter, get the information to the office by October board meeting. We also need the Presidents letter by then as well. If a committee or person has a picture they have from an event or lake activity, give it to the office and we can put it with the scrapbooks that will be displayed at the office once the office remodel is done. We have 3 payment plans that are in breach of contract. We gave names to the legal committee if they want to proceed or not. Two owe June forward and the other owes May forward. Also we have a member that wants to lower payment amount to \$40.00 until they are back on their feet. The current plan is \$74.00. Our guideline is the lowest we can go is paying a year and a ½ a year, to go with \$40.00 doesn't even pay ½ year. Does the board want to do anything or stick with current guidelines? The board received the New Board of Directors list and Committee lists. If any changes need to be made, contact office.

Covenant Committee: This Committee will be addressed under new business

Ann Hansen Community Center Committee: No Report. Mindy Durham thanked Jack & Julie Wright for purchase of three fire extinguishers for AHCC

Vision/Mission Committee: Since the September Board Meeting was moved today, Vision/Mission only planned to have our monthly community coffee from 7 to 9 am. Biscuits and gravy are available to those who want it this morning. We have 3 new picnic tables at the Community Center and one at little Leisure. Right now the new wood on these is too green but next summer, all 4 tables will be stained. A very special thanks you goes to Tom & Connie Metzgar, for picking up all materials, LayLonnie Charles for donating black Rust Oleum for the bases, Kevin & Deb Smith for all their hard work and time spraying all the bases, disassembling and reassembling the wood on tables. We would also like to express thanks to Ladies of the Lake who joined with us and purchased the remaining lumber and supplies to finish up the Little Leisure table. Little by Little we are making improvements to make our little lake a better place to live. Our treasury balance to date is \$926.65 which includes a \$11.00 donation and \$32.98 in expenses. All receipts have been submitted to the office. Respectfully Submitted, Dan & Mindy Durham, Co- Chairs, Vision/Mission Committee

Ladies of the Lake: On Saturday August 10th, 2024 Ladies of the Lake hosted the Annual & Greet and potluck. Our Co-Chairs Connie Metzgar and Diana Hoppe did a great job! George Lentz entertained us. I did not get a people count, but it was a nice turn out. On Saturday August 24 2024 Ladies of the Lake met at Dino's diner in Trenton for coffee and breakfast. We voted to team up with Vision/Mission Committee and we paid \$83.29 for supplies to redo picnic table at Little Leisure. Our account balance to date is \$3,332.00. We had a deposit of \$192.50 for donations and the 50/50 at the August Meet & Greet Potluck with expense of \$83.29. Our next gathering will be at 9:00am Saturday September, 28th 2024. We will finish up our Annual Soup & Chili Cook-off scheduled for October 12th 2024. Respectfully Submitted ,Mindy Durham, President Ladies of the Lake

OLD BUSINESS

- a) **Dam/Spillway:** Alan Smith asked if anyone was interested in Spraying the weeds and trees in the area. He has a sprayer and the spray that will not kill the grass.
- b) **Completion of railing on NW 25th (Township Road)** Mike Saindon asked for volunteers and Curtis Stephens, Randy Wellman, Craig Knox, and Kevin Smith volunteered to help get the project done.

- c) **Skid Steer Rental:** No action taken. We don't need it today.
- d) **Riprap:** Tom Metzgar stated that the riprap is still in Jamesport. He will ask the owner about using his bobcat. Mike Saindon suggested the key to getting this project done is communication. It was decided the lake tractor could be used at no cost as this was a leisure lake association project. Lynn McCarter volunteered to spearhead the project of getting John Martin's cement blocks into the lake.
- e) **Letters for past due/ covenants:** The board gave permission to send letters contacting people to set up payment plans.
- f) **Spray the Lily Pads:** Kenny Thrap volunteered to call another company who uses drones and get the job finished
- g) **Tax Sale property:** By the date of the sale there were no properties for sale in Unit 1 and 2. Therefore no property was purchased for the Leisure Lake Association at the August 2024 tax sale.
- h) **Road Plan:** This was already discussed during the road committee report

NEW BUSINESS

- a) **Appoint Board Members Denise Lindquist and Lynn McCarter:** They both appointed and took their place on the board.
- b) **Covenant: Viki Baker** President Charlie Pattee read aloud most of the latest version of the covenant. Several changes were discussed and noted. Since the guest members did not have a printed copy to view during the board meeting, it was decided to post the version of the rough draft of the covenant on the bulletin board at the mailboxes leave a copy in the office so that anyone can have the secretary make them a copy of the rough draft, and possibly get the rough draft posted on the website
- c) **Proposed By-Law Amendment Article IV Section II Kenny Thrap:** After discussion the Board decided to bring back Kenny Thrap's version and Denise Lindquist's version next month and make a decision then.
- d) **Trash, Camera Security: Kenny Thrap:** A motion was made and seconded to put \$311.76 for the trash camera in the budget under Maintenance of properties. Motion passed
- e) **Special Assessments: Charlie Pattee** reported a message from our lawyer that special assessments are part of your assessments as a property owner and member of Leisure Lake Association
- f) **Lawyer Fund: Charlie Pattee** No action taken.
- g) **Carolyn Kelso:** 3 month CD & Lora to be able to ask question to bank A motion was made and seconded to grant Leisure Lake Secretary, Lora Kent. the process to inquire information from Southern Bank Motion passed. Kenny Thrap made a motion to convert the 3 month CD in November to a 5 month CD. The motion was seconded and Passed
- h) **Craig Knox buying Road by lot 529:** A motion was made to forgive the 2024 assessments on lot 529 in Unit 2 to Craig Knox Motion was seconded and passed. Craig was asked to provide more information at next month's board meeting.

Grace Sivadge made a motion to adjourn meeting. The motion was seconded. Motion was approved meeting was adjourned at 12:40p.m. The next board meeting will be Saturday, October 12th 2024 at 9:00am at the Ann Hansen Community Center.