

Leisure Lake Association, Inc.
71660 NW 25th Street
Trenton, MO. 64683

Approved Annual Meeting Minutes, August 10, 2024
Ann Hansen Community Center -1:00 p.m.

Charlie Pattee called the Annual Meeting to order at 1:04 p.m. and dismissed the election committee to count the ballots. Roll Call:

Board Members Present: Charlie Pattee, Vicki Baker, Kenny Thrap, LayLonnie Charles, Grace Sivadge and Michael Saindon

Board Members Absent: Alan Smith and Ardith Wellman

Guests: Denise Lindquist, Robert Johnson, Max Dickerson, Deann McCarter, Rachel McCarter, Lynn McCarter, Kevin Smith, Becky Thrap, Russ Sivadge, Carolyn Kelso, Denise Johnson, Nancy Thrap, Kenny Thrap, Dave Knox, Dan Durham, Mindy Durham, Connie Metzgar, Tom Metzgar, Paul Young, Jamie Allen, Craig Knox, Richard Charles

Max lead the Pledge of Allegiance and Lynn McCarter gave the prayer.

President's Report: Charlie Pattee reported that mowing on the dam was completed. We are getting bids on the dam. There is a new house going up and several old houses are coming down. Rock is being put on roads. We are trying to improve the lake and are looking for volunteers.

Building Committee: None

Road Committee: LayLonnie Charles reported for Richard Charles that we had a rough start last September/October. We had tractor and truck problem and then we had snow. Jamie Plowed Snow and kept the roads open. We has some slide offs and semi across the road. We had one slide off in the cove. I want to thank Bridgemans & Ewing for assistance when we called them. We had a rough spring, we got some roads done, our clean up days – were helpful on the days it didn't rain. A special thanks to Mike and Jamie to keep them going. Thanks to all that helped. Thanks to Ladies of the Lake for providing lunch for the workers. We had some big expenses with gravel and repair on the tractor. This year will be full of road work as we prepare for winter also.

Lake & Property Maintenance/Spillway Committee: None

By-Law Committee: Vicki Baker reported they are working on a by-law and the covenant is being worked on.

Vision/Mission Committee: Dan Durham reported overall they had a good year. Events we sponsored were: Community Coffees the first Saturday of each month; Week long electronics & scrap metal clean-up & trash pick-up day last September; Movie night with concessions in February, Movie night & community Easter egg hung in March, April Electronics & scrap metal clean up week in April; Pot Luck & Music in June and Hot Dogs at the Beach in July.

At the Community Center, we stripped old paint and repainted the merry go round and swing set, which included purchasing and hanging new swings. We also repaired and replaced the swings on the swing set at the beach. We have taken measurements and are making a plan to replace the wood on all of the picnic tables.

We opened a checking account at Southern Bank. Our treasury balance to date is \$948.63. All receipts of the year have been submitted to the office.

We would like to specifically thank Michael Saindon, Jamie Allen, Russ & Grace Sivadge, Tome & Connie Metzgar, Kathy Morrison and Dave Knox who volunteered their time and to everyone else who supported us financially to help make this year a success!

Our Vision is to improve our community parks and common areas. Our mission is to promote fun community events and encourage positive relationships while giving each other grace to embrace our differences. Our goal is for our community to develop strong lake-family friendships that will last for many years to come!

Thank you everyone for your support and we are looking forward to another successful year!

Office Committee: Becky Thrap reported that this almost all of the lot files are complete other than a few that we are working with the court house to find the current deeds. We have been on the new Quick Books system since July 1, 2023. Lora Kent is our new secretary and is doing a great job. She has only been working a couple of months and has pick up so much! Thanks to Jackie for the year's she was our secretary and all she did for us. Work is still being done on the office remodel – it is being done by donations, if you would like to donate, please contact the office. Postage increased, so postage/handling will increase to .83 next month.

Fishing Tournament: Jamie Allen reported that they had a great turn out at the tournament and that someone caught a walleye so that trophy was finally used.

Budget Committee: Denise Johnson reported: Last year –The two main areas we went over budget in were maintenance of equipment and insurance. The insurance increase was due to timing of this year's payment, so we should be under budget next year. Overall, we were under budget. There was more rock purchased, but we didn't receive the bills until after 6/30/24. It will be applied to the current year's assessments. The ELB building has been paid off.

This year – This year most items are the same or changed due to price increases. The Office has to purchase a new computer for system requirements, so the budget has increased this year. Our total budget is \$75,576.79, we only received \$57,407.07 by 6/23, but from 7-23 to 6-24 we have received \$112,779.59 in assessments.

5-year report –Trash has almost doubled in the last 5 years and rock prices have increase. Deeds have increased due to getting copies of deeds that we never received in the past. Total received for ELB rental from 2019-2024 is \$10,446.17. On the bottom, the lake lots and the member lots do not add up to total lots due to the ELB building. We have 541 covenants signed and we have 327 members. There are 649 paid up lots, 121 lots making payments and 321 non-paying lots.

Legal Committee: LayLonnie Charles reported that letters for trespassing were sent earlier this year. Storage Units – Lettering on ELB building and rental of all units. Letters were sent for notification of past due assessments to those who have signed covenants with notifications sent for small claims to be filed with court. Letters to be sent for property maintenance/clean up. Security Lights were installed on maintenance building. Warnings given for loud/obnoxious noise after 10 pm. Kevin purchased a printer and Wi-Fi for internal use only for security cameras.

Audit Committee: None

Shelter House Committee: None

Covenant Committee: Vick Baker reported under by-law committee

Ladies of the Lake: Mindy Durham reported that they had another successful year. The activities they sponsored were: Late August – Meet and Greet; October – Treasure Bingo & Soup/Chili Cook Off and also the Halloween Bash; December – Children's Christmas Party, Caroling & Cookie Exchange; February – Valentine Dance Party; April – Annual indoor yard and bake sale; July Independence Day ice cream at the beach.

Our Treasury Balance in August 2023 was \$779.02. Our treasury balance in August is now \$3,070.79. This includes \$1,000 currently earmarked for AC system for AHCC and \$450 earmarked for playground ground covering for Vision Mission.

Due to our past president Grace Sivadge becoming a board member, I have been the president for the last year. We have an amazing group of 15 ladies who are active on this committee. We also have additional group of amazing ladies as a resource that we can draw from when we need donation or help with our events. All these ladies as a whole love the Lake and its residents and we work collaboratively to hold fun community events. I personally am so proud to work alongside this amazing group of women!

I would also like to express our appreciation to the entire Leisure Lake Community for their support and participation in our events as we work together toward making Leisure Lake a fun and better plan to live!

Old Business: None

New Business: None

Guest Discussion: Denise Lindquist wanted to know what is happening to the road plan. Richard Charles said it is still on track, is behind but hope that by May all of last years and this years will be done. Craig Knox asked if we were still doing 20 ft. roads. Richard Charles state that they are, but there are some that are not and we can't fix them with our equipment, will use other equipment in the future to repair them. LayLonnie Charles stated that work is progressing and they have volunteers to help get the road plan caught up.

Connie Metzgar talked about assessments increasing in part due to people not paying. Now some aren't paying special assessments. We need to remove the special and just incorporate it into the capital improvements in our regular assessments. Charlie Pattee stated that it will be on the agenda for September

Charlie Pattee stated if you interested in becoming a board member, please contact the office to have them verify you are eligible – you must have your assessments paid and a covenant signed on all of your properties. If eligible, you will be on the agenda for the next board meeting.

Election Results: Russ Sivadge read the election Results: 32 envelopes were received, 31 were ballots and 1 was a donation.

Unit 1 – Vicki Baker: 11 votes Unit 2 – Charlie Pattee: 7 votes Unit 3 – Open: Unit 4 – Kenny Thrap: 8 votes

At Large – Open:

We received 3 write in votes for Jack Wright, 1 for Richard Charles, 1 for Kevin Smith

Vicki Baker made a motioned to destroy ballots, Grace Sivadge seconded the motion. Motion passed.

Adjourn Meeting: Paul Young made a motioned to adjourn the meeting, Lynn McCarter seconded the motion. Motion passed. Meeting was adjourned at 1:32 p.m.

Richard Charles, Russ Sivadge, David Knox, Denise Lindquist destroyed the ballots in the fire ring after the meeting.

Submitted by: Becky Thrap, Office Chair