

Minutes for LTPOA board meeting January 10thth 2023

Board Members present:

Steve Blaha, Ken Stojeba, Jon Riche, Craig Jung

13 residents attended

Steve called the meeting to order at 7:09 pm

Pledge of Allegiance

Chief Brown from the Mapaville fire district will be conducting an ice rescue course on January 28th at Lake Tishomingo to crews from local fire stations. Chief Brown thanked the Lake Tishomingo Community for their hospitality in providing use of the beach area to conduct the training. Thanks were also given to the LTIA who offered use of the Community House and will be providing lunch for the trainees.

Fire at the lake on Monday December 19th – Thank you to all the firefighters who fought the blaze. Chief Brown indicated the lake gate operated successfully for those districts that were aware to set their engine siren to the appropriate level to open the gate upon approach. The suggestion was made to have a lake resident present at the gate to allow entry for any responding districts that do not have a gate key and are not familiar with this feature of the gate.

Steve asked permission to dispense reading of the December 2022 minutes

Ken made a motion to approve

Jon seconded

Motion approved

Treasurer's Report

Jon read the financial report for January 2023

January 2023 Financial Report	
Cash Inflow for December	
Interest	\$126.63
Total Cash Inflow for December	\$126.63

December Bills Paid	
Charter	\$79.99
Ameren	\$129.99
Zumwalt Corp.- cloud subscription for November	\$75.00
Wegmann Law Firm- legal	\$222.75
Michelle Worth Collector of Revenue- personal prop taxes	\$525.52
Michelle Worth Collector of Revenue- Real Estate taxes	\$732.29
Ken Stojba- plow truck parts and gas	\$249.57
Total	\$2,015.11

Total Cash Outflow for December	\$2,015.11
Checking Account Balance for December	\$358,681.70
Major Projects Fund 11/30/2022	\$164,466.35
Interest	\$105.44
Major Projects Fund 12/31/2022	\$164,571.79

Jon asked for motion to approve Treasury Report

Ken made a motion to approve

Jon seconded

Motion approved

January Bills To Pay	
Steve Kottemann- painted interior & install flooring in guard shack	\$1,565.00
Wegmann Law- legal	\$264.25
Ameren	\$133.43
Charter	\$79.99
Happy Grass- snow removal, gas and car wash for truck	\$651.23
Stacy Dempsey- Skid steer work & replaced transmission on truck	\$350.00
Shelby Reneski- 2 books of stamps	\$24.00
Ken Stojeba- titled new boat	\$1,650.73
Zumwalt Corp.- cloud subscription for December	\$75.00
Total	\$4,793.63

Jon asked for approval to pay January 2023 Bills

Ken seconded

Motion approved

Building

- Tom and Nancy Kramer – H64, H65, H66 – Add a garage on side of the house, walkways 15ft. from the house. The garage will be attached to the house by a concrete covered walkway 3ft by 15ft. A large amount of documentation was made available on this project and reviewed by the Board. Ken reviewed the project plan on site with the Kramers. Jefferson County has already approved this project.

Steve asked for a motion to approve the changes as outlined by the Kramer's documentation

Jon made a motion to approve

Ken seconded

Motion approved

- Craig and Angie Jung
 - Lots K56, K57, and K58 – Add a 20ft by 25ft concrete pad at the beginning of the rock driveway that currently exists on the property.

Steve asked for a motion to approve the addition of a concrete entrance pad to the Jung property

Ken made a motion to approve

Jon seconded

Motion approved

- Lots E10 and E11B – Remove existing shed from right side of the house (looking at the house from the lake). In the same location construct a 9ft by 12ft addition with concrete foundation and siding to match the house. A metal roof is allowed. The existing shed is elevated. No Limit Contracting will build a retaining wall and dig the new foundation down to the level that matches that of the house. Also, expand existing concrete patio located in front of the existing shed. Ken reviewed the project plan on site with the Jungs.

Steve asked for a motion to approve the Jung project as outlined above

Jon made a motion to approve

Ken seconded

Motion approved

- Dan and Melissa Ewen – M11B and M12 – Remove major amount of existing house and rebuild with new home. The existing house has an existing setback building variance. Dan is seeking approval to maintain the existing setback variance when building the new home. The official approval will be granted by Jefferson County. The first step in the process is to get approval from the Board to request the variance from Jefferson County. Jon indicated once the Board approves this request a letter will be given to Dan to take to Jefferson County to obtain that approval.

Jon made a motion to approve Dan Ewen seeking a variance to reconstruct the home over the existing building setback given the current structure is already over the building setback variance.

Ken seconded

Motion approved

Security

No update

Gate

LTPOA report for January 10, 2023

Access Code use Dec 2022			Access Code use Nov 2022		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Townsend2, Chris	136	4.4	Townsend2, Chris	170	5.7
MarschuetzJr5, Ken	112	3.6	MarschuetzJr5, Ken	93	3.1
Hollaran111221, M	89	2.9	Deroode2, J	92	3.1
Schenk2, C	57	1.8	Hollaran111221, M	78	2.6
Droege, Ken	56	1.8	Schenk2, C	55	1.8
Stojeba3, Ken	49	1.6	Timmersman2, J	45	1.5

Access Code use Oct 2022			Access Code use Sep 2022		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Townsend, Chris	191	6.2	Stubits, M	115	3.8
Hollaran111221, M	86	2.8	Townsend, C	74	2.5
MarschuetzJr5, Ken	82	2.6	Reed, N	70	2.3
Droege, Ken	75	2.4	Timmersman, J	65	2.2
Stubits3, M	64	2.1	Richars, Ericka	63	2.1
Timmersman2, J	60	1.9	Faulkerson, J	62	2.1

The most used entry code in Dec 2022 was issued to C. Townsend (CT). The code was used 136 times for an average of 4.4 times per day in Dec. CT was issued a new entry code in mid-December & the old code was set to expire on Dec 31, 2022.

The second most used entry code was issued to K. Marschuetz Jr (KM). That code was used 112 times for an average of 3.6 times per day in Dec. Usage is up slightly from 3.1 times per day in Nov & up from 2.6 times per day in Oct. Looking at the usage of KM's code (see graph below), usage in Dec is spread out, rather than being specific to one or two dates. It appears that KM's current entry code has escaped and probably needs to be changed due to high usage before it gets worse.

- Steve will talk to Ken Marschuetz regarding reset of his gate code.

Maintenance

- Plow truck – Should get approximately two more years out of the current truck. Need to start thinking about buying a new or used one.
- Mark will work with Stacey Dempsey to get a bid to replace the arms on the skid steer.
- Community House parking lot – Altoff trucking to deliver five truck loads (\$330 per load) of black millings. This work should be done in the warmer weather. In the interim two truck loads of gravel will be brought in and graded to maintain the lot until the millings can be added (approx.

May timeframe). Grading of the rock will be hired out given the skid steer is temporarily out of service.

- Grass at the Community House – propose adding a few boulders to help stop the erosion of the grass area. In addition, the area will be graded to eliminate the ruts.
- Patrol Boat – upgrades to be added to the boat – Lettering, phone holder and charger, first aid kit, cleats, organizer on council, life jackets, horn, etc. to name a few.

Steve made a motion to buy the detailed list of upgrades outlined by Ken that are needed for the patrol boat.

Jon seconded

Motion approved

LTIA

- Saturday January 14th - Soup and Salad Dinner
- February Meeting – Casserole and Salad Dinner
- March Meeting – Corn Beef Dinner
- Five rentals already this year
- Starting on March 31, 2023 – Rental will increase from \$250 to \$300. This will be posted in the Newsletter
- Community House Renovation - Cabinets will be picked up tomorrow. Countertops take 2 to 4 weeks. Renovation will begin after the January 21st rental is complete.
- New refrigerator – Steve received a donation of a large commercial grade refrigerator that will be placed where the current refrigerator and stove are located.
- Upright freezer for ice is needed if anyone has one to donate.
- The new lights are very nice!

Finance

No new updates

Sewer Board

No new updates

Newsletter

No new updates

Dam

No new updates

Water Testing

No new updates

Old Business

- Lower Lake – Tentatively scheduled for 2024 – date may change, under review

New Business

- Cresswell – G64, G65
 - In arrears for payment of assessments; unpaid in 2021, 2022 therefore a judgement lien was served. Also, have not paid for 2023 as yet therefore asking Bianca to start eviction proceedings.
Jon made a motion to ask Bianca to start eviction process on the Cresswell property due to habitual unpaid assessments.
Ken seconded
Motion approved
 - The LTIA needs to know when residents have monetary issues with the community to be referenced when renting the Community House.
- Dam Maintenance – Has been handled by Red Oak Landscaping. We need to renew our contract.
Steve asked for a motion to renew the Red Oak Landscaping contract for another year.
Ken made a motion
Jon seconded
Motion approved
- Community House Parking Lighting
 - Steve has contacted Ameren and is waiting to hear back from their engineers regarding increasing the amount of lighting in the lot.
 - Possibly move the corner light on the Community House to the other side of the beam to allow a broader range of light
- Building Regulation #6 - Garage should be attached to the house – There seems to be a lot of offenders where the garage is not attached to the home. Jon will look into whether this is part of the Restrictions.
- Given the recent increase in interest rates, would it be beneficial to move/invest the Major Projects Fund amount into a CD or Premier Savings Account? Jon will discuss with Shelby.

Steve asked for a Motion to adjourn the meeting

Ken made a motion to adjourn

Jon seconded

Motion passed