

## **Minutes for LTPOA board meeting Jan 14<sup>th</sup> 2025**

Board Members present:

Steve Blaha, Jon Riche, Craig Jung, Nathen Reed, and Mark Stubits

Steve called the meeting to order at 7:00 pm

4 resident in attendance

Pledge of Allegiance

**Steve asked permission to dispense reading of the November 2024 minutes**

**Ken made a motion to approve**

**Mark seconded**

**Motion approved**

### **Treasurer's Report**

Correction to December 2024 notes: Regarding the movement of money to set up the new investment account, the amount that will remain in the existing checking account should be \$300,000 rather than \$300 that was noted in the initial version of the December minutes.

Banking structure after the new investment account is set up will have three accounts:

- 1) Checking Account - less than or equal to \$300,000 - amounts over \$300,000 will be transferred to the Surplus to Checking Account
- 2) Surplus to Checking Account - new account to earn a higher interest rate.
- 3) Projects Fund

Craig will contact Shelby to coordinate moving any amount currently over \$300,000 to the newly created Surplus Checking Account.

Craig read the financial report for **January 2025**

<b>January 2025 Financial Report</b>	
2024/2025 assessments	\$400.00
Gate cards	\$20.00
Transfer of Major Projects savings to checking	\$168,095.00
Interest	\$132.53
<b>Total Cash Inflow for December</b>	<b>\$168,647.53</b>

<b>Bills Paid In December</b>	<b>\$4,388.86</b>
Transfer from checknig to Flourish Cash Account	\$363,719.00
<b>Total Cash Outflow for December</b>	<b>\$368,107.86</b>
<b>Checking Account Balance for December</b>	<b>\$296,294.12</b>
<b>Major Projects Flourish Fund</b>	<b>\$363,719.00</b>
Interest at 4%	\$747.30
<b>Major Project Flourish Fund</b>	<b>\$364,466.30</b>

Steve asked for a motion to approve the January 2025 Treasury Report

Jon made a motion to approve

Ken seconded

Motion approved

<b>December 2024 Bills Paid</b>	
Steve Kottelman- tree removal & clean up around community house	\$650.00
Charter	\$129.99
Ameren	\$120.97
Michelle Worth Collector of Revenue- personal property taxes	\$529.12
Michelle Worth Collector of Revenue- real estate taxes	\$689.78
Red Oak Landscaping- mowing the Dam 11/13	\$1,320.00
Cost Cutter Snowplow- snowplow maintenance	\$285.00
Happy Grass- mowing	\$260.00
Steve Kottemann- decorate the sales office and removal	\$125.00
Wegmann Law- legal	\$279.00
<b>Total</b>	<b>\$4,388.86</b>

<b>January 2025 Bills To Pay</b>	
Charter	\$129.99
Ameren	\$133.22
Will Electronics- installed software so can view camera's on phones	\$338.00
Jon Riche- guard shack phone service for 6 months	\$38.58
Ken Stojeba- truck battery and charger	\$183.84
Mark Stubits- fuel, 45 hours plow & repair time, parts & temp driveshaft repair	\$1,760.22
Pirtek- hydraulic hose repairs & cleaning on Skidsteer	\$2,898.99
<b>Total</b>	<b>\$5,482.84</b>

Steve asked for a motion to approve payment of January 2025 Bills

Ken made a motion to approve

Nathen seconded

### **Building**

The lake siphon will be shut off the week of January 13th with the lake at 6ft 2 1/2 inches below full pool. Nathen has notified residents with projects in progress.

- Dan Schaab – H4 - H7 – 5891 S. Lakeshore - Repair boat dock on H5; updating from wood to composite.

Jon made a motion to approve dock repair

Mark seconded

Motion approved

- Mark Stubits - A45, A46, A54 thru A56, A95 - 6786 S. Lakeshore – Adding 4' X 10' addition to the side of his dock which will make it more of an 'L' shape. This addition will provide a safety barrier against the water flow of the lake taking items over the spillway.

Ken made a motion to approve adding the additional safety barrier to the Stubit's dock

Jon seconded

Motion approved

- Karen Shealy - B46 thru B48 - 7741 Meadow Dr - Adding an addition to the existing house. They have applied for a Jefferson County permit and are waiting on that approval. Submitted to the Board: plans, blue prints, and aerial photos.

Jon made a motion to approve the addition to the Shealy existing house pending Jefferson County approval

Mark seconded

Motion approved

### **Security**

No updates

### **Gate**

## Gate report for January 14, 2024

Access Code use Dec 2024			Access Code use Nov 2024		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Ewen, Dan	142	4.6	Schenk, C	122	4.1
Pikora, R	139	4.5	Ewen, Dan	109	3.6
Reed, N	106	3.4	Fechter, John	85	2.8
Diaz de Leon, D	103	3.3	Johnston2, John	79	2.6
Schenk, C	103	3.3	Pearman3, Mike	72	2.4
Timmersman, Jim	97	3.1	Matzger, Steve	60	2.0
Access Code use Oct 2024			Access Code use Sep 2024		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Schenk2, C	126	4.06	Fendler2, D	108	3.6
Pearman3, Mike	117	3.77	Ewen3, Dan	92	3.1
Harber2, John	105	3.39	Fechter, John	78	2.6
Fechter, John	86	2.77	Matzger, Steve	73	2.4
Ewen3, Dan	83	2.68	Stojeba3, Ken	69	2.3
Matzger, Steve	79	2.55	Harber2, John	67	2.2

For Dec 2024, high entry-code usage winner was D. Ewen. Daily usage was 4.6 times per day.

In second place was R. Pikora with a daily usage of 4.5 times per day.

Third place was N. Reed with a daily usage of 3.4 times per day.

All three have major ongoing construction projects.

### Maintenance

- The drive shaft broke on the plow truck during the heavy snow and ice which made it necessary to hire out a one-time salt application at the cost of \$1,200. Thank you to Ken for getting this set up.
- Thank you to Jake Hamil and Mark Stubits who took on the task of removing the broken drive shaft from the plow truck; an extensive job which required lying under the truck in the icy/snowy weather. Once the broken drive shaft was removed, they were able to put the plow truck in front wheel drive and maneuver the truck back to the maintenance area. At this point the truck is disabled in terms of plowing snow. The next day Mark took the broken drive shaft to a fabrication shop. They had to use pieces from the broken drive shaft to manually convert an operable drive shaft so that it could be installed in the plow truck. Then Mark returned to plowing the snow once more at the lake. Multiple other issues such as the hydraulic line and negative battery cable coming loose plus issues with the salt spreader clogging occurred during this plowing event.
- Due to the age and condition of the plow truck, plow, and salt spreader, all items need to be replaced. Ken will research options to purchase these items; both used and new will be

considered. Ken will bring this research back to the Board to decide next actions. The current truck is a 1 ton, 4WD, long bed (8ft), regular cab truck.

- When a decision is made regarding buying the new plow equipment, the old equipment will be sold to supplement the cost. Ken will manage this transaction. In the interim, Ken will take the drive shaft that is currently on the plow truck to 'Drive Shafts Unlimited' to have it rebuilt in preparation for selling the existing plow truck.

**Ken made a motion to approve of having the drive shaft rebuilt at the cost of approximately \$650**

**Jon seconded**

**Motion approved**

- Salt corrosion is the biggest damage to snowplow equipment. Discussion was held regarding options to minimize this damage in the future:
  - Washing off the truck using a water tank and pump located in the maintenance area.
  - Buying a maintenance agreement to clean the truck (which usually requires taking the truck to another location).
  - Build a climate-controlled section in the maintenance shed for washing the truck with rain collected water.
  - Coat the bottom of the truck with “motor oil”.
  - Build a pit so that we can get under the truck to perform the cleaning/oiling.
  - Hire someone to specifically maintain all aspects of the truck - to name a few.

Further discussion will be held in the future when new equipment is purchased.

- The skid steer works but the bucket has holes in it. We already have a good bucket available. We just need someone to put the new one on the skid steer.

## **LTIA**

No update

## **Finance**

## **Sewer Board**

## **Newsletter**

## **Dam**

## **Water Testing**

**Old Business**

No updates

**New Business**

- There are tents being used as carports and garages at two properties: John and Julie Kostecki - 6178 S. Lakeshore Dr., Stacey Dempsey - 6020 S. Lakeshore Dr.. Letters will be sent to these residents to remove these tents.
- Looking to renew the annual contract for testing water quality every two weeks throughout the summer with Joe Day at Gateway Lake Management at \$5,400 per year.

Ken made a motion to renew the contract with Joe Day at Gateway Lake Management for \$5,400

Mark seconded

Motion approved

- Jon will get an estimate of the depth impact to the deep end of the lake using a lake-to-lake dredging.

Ken made a motion to adjourn

Jon seconded

Motion passed