

## **Minutes for LTPOA board meeting Feb 8<sup>th</sup> 2022**

Board Members present:

Jon Riche, Craig Jung, Doug Leeker, Mark Stubits, Ken Stojeba

3 resident attended

Jon called the meeting to order at 7:10 pm

Pledge of Allegiance

### **Presidents Report**

Jon asked for permission to dispense reading of the September minutes

Ken made motion to approve

Doug seconded

Motion approved

### **Treasurer's Report**

Craig read the financial report for January 2022

<b>February 2022 Financial Report</b>	
<b>Cash Inflow for January</b>	
2021/2022 Assessments	\$1,731.50
Legal reimbursement	\$50.00
Gate cards	\$15.00
Interest	\$8.00
<b>Total Cash Inflow for January</b>	<b>\$1,804.50</b>

<b>January Bills Paid</b>	
Happy Grass- 3 hours of salt app & parts for plow truck light	\$115.00
Salt Industries- salt	\$1,981.00
Wegmann, Eden- legal	\$84.00
Janet Hirsch- siren sensor and remote mic and sign	\$357.76
Ameren	\$115.72
Charter	\$79.99
Phone.com	\$20.57
Signature Streetscapes- signs	\$2,967.50
Jon Riche- stamps, envelopes, printing & labels for restrictions	\$773.84
Safeguard- deposit slips	\$78.14
QCE Aluminum Fence- down payment on fence	\$2,170.00
<b>Total</b>	<b>\$8,743.52</b>

<b>Total Cash Outflow for January</b>	<b>\$8,743.52</b>
<b>Checking Account Balance for January</b>	<b>\$306,069.11</b>
<b>Major Projects Fund 12/31/2021</b>	<b>\$164,185.89</b>
Interest	\$13.94
<b>Major Projects Fund 1/31/2022</b>	<b>\$164,199.83</b>

*Jon motion to approve*

*Doug seconded*

*Motion approved*

<b>February Bills to Pay</b>	
Ameren	\$125.24
Charter	\$79.99
Phone.com	\$20.57
Happy Grass- snow removal, gravel cleanup and fuel	\$3,432.89
<b>Total</b>	<b>\$3,658.69</b>

*Approval to pay Jan Bills*

*Jon motion to approve*

*Ken seconded*

*Motion approved*

### **Building**

- Grimm – Lots 6,7 & 47A
  - Seawall between 2 docks
  - 500 sq. ft. concrete pad
  - 30' retaining wall
  - Remove and replace existing patio at house
  - Approved
- Steve Blaha
  - Replace existing boat slide with new
  - Approved
- Timmersman – Lots 138-41
  - Install 2 covered boat lifts
  - Pontoon and speed boat
  - Approved

### Security

- Slight increase in rates for 2022
- May 1<sup>st</sup> – Oct 1<sup>st</sup>
- 4 hour rotating shifts of security
- Hours
  - Friday 5pm – 12pm
  - Saturday 12pm – 12am
  - Sunday 11am – 7pm
  - 1 random shift during the week – 4 hours
- Request from the board to security to look into matching uniforms to distinguish the security team.
- Lake board willing to help with some costs – Adam will research and share costs at next meeting.
- Jon made motion to accept security proposal
  - Ken Seconded
  - Motion passed

### Gate

## LTPOA report for February 8, 2022

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Access Code use Jan 2022			Access Code use Dec 2021		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Sue _Schweiss	63	2.1	K _Beckmann	127	4.7
M _PEARMAN	59	2.0	Nathan _Reed3	113	4.2
Ken _Droege	55	1.8	Ken _Droege	80	3.0
M _HOLLARAN111221	44	1.5	Ken _Stojeba3	80	3.0
Ken _Stojeba3	43	1.4	J _Deroode	55	2.0
Nathan _Reed3	42	1.4	J _Purcelli	54	2.0

Access Code use Nov 2021			Access Code use Oct 2021		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
M _Holloran101619	317	10.6	M _Holloran101619	241	7.8
K _Beckmann	117	3.9	House _Community2	125	4.0
Ken _Stojeba3	87	2.9	J _Timmersman	100	3.2
J _Deroode	61	2.0	K _Beckmann	87	2.8
Mike _Steen0	43	1.4	Ken _Stojeba3	77	2.5
_MASEK	39	1.3	Steve _Carey2	75	2.4



The most used access code in Jan 2022 was issued to S Schweiss. The code was used an average of 2.1 times per day in Jan & an average of less than 2.0 times per day in Dec. Ms Schweiss had a party in Jan.

Second most used code was issued to M Pearman, which was used an average of 2.0 times per day in Jan & less than 2 times per day in Dec.

Other than those, there were no access codes used in Dec that exceeded an average of more than 2 times per day that did not have an explanation. (We usually ignore an average usage of < 2.)

### **Free Mode on Snow Days**

The ingate was put into "Free Mode" (gate opens automatically when car stops in front of callbox) for snow days Feb 2 & 3 from 8am to 10pm.

### **New Siren Sensor on ingate-an update**

Despite installing a new, upgraded Siren Sensor (SS), the weird behavior of the ingate (the ingate opening for no apparent reason) continues. Previously, the SS was hooked up to the Gate Computer (GC) thru an input & the GC would raise the ingate & hold it open for 10min. In an attempt to stop the Phantom Gate Openings, we have now set up the SS to directly open the ingate & hold it open. The downside of this is that the GC no longer tells us when the SS is triggered. We are working on this problem when weather allows.

### **Possible New Gate Telephone Entry System (TES)**

On Jan 13 JH & RH looked at the current TES sold by LiftMaster which is called "CAPXLV".

#### **Improvements over our current IPAC system include:**

- 1) Improved quality screen display (our current screen is hard to read, and the on-screen keypad is often "grayed-out", which makes it harder to read & use.
- 2) A video camera built into the callbox shows an image of the caller when a phone call from the callbox is answered.

- 3) Faster response time of menus, etc. due to newer electronics.
- 4) Current Liftmaster support. Our current IPAC system was never really supported. LM doesn't even reference it on their website. Our installer, Door Controls, doesn't do gate entry systems anymore.
- 5) Very brief disruption of TES service when the internet burps (this is a LM claim). Our current system often shuts down phone service if there is a momentary loss of internet service. This means no "Dir" or "Dir Code" functionality.
- 6) Individuals can open the gate with their cell phone & see who is calling. This optional feature costs \$10/month per cell phone license.

#### **Drawbacks include:**

- 1) Monthly fee for cloud service is \$50-60 (but we aren't sure cloud service is required). We currently pay \$80/mo for Charter internet & \$21/mo for phone.com service. So, monthly cost would possibly be \$150-160/mo for gate operation. (These prices are guesses.)
- 2) LTPOA would have to pay the \$10/mo/cell phone and collect from property owners if they wanted the service.
- 3) CAPXLV is not a new system. It came out in 2018, so it is three years old.
- 4) It would require a lot of time/effort for JH to transfer the entire IPAC database to the new system.
- 5) CAPXLV callbox is slightly larger than our current IPAC callbox:  
CAPXLV 18 x 14 x 4.5 inches  
IPAC 17.9 x 12.3 x 3.74 inches

**Bottom line:**

We should probably upgrade, but it is not urgent and would be a lot of extra work for JH & RH

The bid we got in June 2021 for the CAPXLV was \$4900. It may be more now.

The system we visited can be seen at 5312 S Broadway in St Louis.

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**Maintenance**

- No new update

**LTIA**

- Feb meeting is cancelled
- Mar meeting TBD

**Finance**

No new updates

**Sewer Board**

No new updates

**Dam**

No new updates

**Old Business**

- Annual Review for Property Clean Up
  - A list of residents has been compiled that need to address property clean up.
  - The board will be sending notification letters to these residents.
  - Need to do a similar review for sheds that need repair.
  - In Process – Ken – Delay one month
- Patrol Boat – needs to be taken in for repair.
  - In process – Mark taking to Inland for evaluation
- Rock behind Community House – Mark is currently working on this. Need to get more rock.
  - Complete
- Road signs have been ordered and are scheduled to arrive in a month or two.
  - Complete
- Delinquent Assessments – (approx. 20 residents) – liens have been filed – residents will have until March 15<sup>th</sup> to pay the assessment. If payment is not received law suits will be filed.
  - In process
- Replace wooden posts that border the Community House (the posts that have rope draped between each)

- Vinyl Brown fencing was approved and on order
  - Ordered
  - Paid down payment to avoid price increase
  - Delivery TBD
- Pond Weed – Waiting to receive bill from Aquatic Control
  - In process
- Jon to meet with Mike Pearman to meet/discuss the rebuilding of the guard shack
  - In Process

### **New Business**

- Lake Garage sale
  - Need more information before making decision
  - Check with Jefferson County for permits to charge for entrance
  - Doug will follow up and report back to the board
- Can we look into finding the well by the guard shack and get a few bids to make it usable for the gardening club and maintenance shed
- Gardening club wants to update and improve the aesthetics of the turnaround before the gate; the board would like to ask them to wait until the completion of the Lake sign that is now there.
  - Jon will talk with Steve and Marilyn to give them updates
  - Jon and Doug will look into the sign replacement or updating and report back
- Restriction signing event Saturday March 19<sup>th</sup> - 10:00 – 2:00 at community house.
  - Notary will be onsite

**Jon asked for a motion to adjourn the meeting**

**Ken made a motion to adjourn**

**Doug seconded**

**Motion passed**