

## **Minutes for LTPOA board meeting Feb 11<sup>th</sup> 2025**

Board Members present:

Jon Riche, Craig Jung, Ken Stojeba and Nathen Reed

Jon called the meeting to order at 7:00 pm

8 resident in attendance

Pledge of Allegiance

Jon asked permission to dispense reading of the January 2025 minutes

Ken made a motion to approve

Nathen seconded

Motion approved

### **Treasurer's Report**

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

| <b>February 2025 Financial Report</b>      |                   |
|--|-------------------|
| Travelers Insurance refund on workers comp | \$389.00          |
| 2023/2024 assessments                      | \$1,640.00        |
| 2024/2025 assessments                      | \$4,981.64        |
| Interest                                   | \$88.66           |
| <b>Total Cash Inflow for January</b>       | <b>\$7,099.30</b> |

|   |                   |
|---|-------------------|
| <b>January 2025 Bills Paid</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        |
| Tony, LLC- Salting  | \$1,200.00        |
| <b>Total</b>  | <b>\$6,682.84</b> |

|   |                     |
|---|---------------------|
| <b>Bills Paid in January</b>                      | <b>\$6,682.84</b>   |
| <b>Checking Account Balance for January</b>       | <b>\$296,710.58</b> |
| <b>Major Projects Flourish Fund December 2024</b> | <b>\$364,466.30</b> |
| Interest at 4% for January                        | \$1,216.05          |
| <b>Major Projects Flourish Fund for January</b>   | <b>\$365,682.35</b> |

**Jon made a motion to approve the February 2025 Treasury Report**

**Ken seconded**

**Motion approved**

|                                   |                   |
|-----------------------------------|-------------------|
| <b>February 2025 Bills To Pay</b> |                   |
| Charter                           | \$129.99          |
| Ameren                            | \$140.32          |
| Jon Riche- 2 gate arm covers      | \$415.00          |
| Wegmann Law- legal                | \$900.00          |
| <b>Total</b>                      | <b>\$1,585.31</b> |

**Jon asked for a motion to approve payment of February 2025 Bills**

**Ken made a motion to approve**

**Nathen seconded**

**Motion approved**

### **Building**

Nathen asked Contractors to remove rock and other building material that they had placed on the lake road. Material was removed in all cases.

Darren and Kristine Kustra - O19B, O20, O21 - 5714 N. Lakeshore Dr. - Renovating existing sea walls which are in disrepair - maintaining the same length and positioning as the existing walls. A portion of common ground was damaged when materials were delivered to this job site. Darren has committed to repairing all damage once the project is complete.

Jon made a motion to approve the sea wall renovation at the Kustra property as outlined above

Ken seconded

Motion approved

**Katherine Hopfer - D29 - 6383 S. Lakeshore Dr** - Replace existing dock with new dock. The new dock will be a bit smaller; changing from 16' X 9' to 16' X 8'. The new dock will be placed in the same location as the existing dock, perpendicular to the shoreline. Work to be done by JLS Marine.

Ken made a motion to approve the replacement of the dock at the Hopfer property as outlined above

Jon seconded

Motion approved

**Lynn and John Martens - G32 & G33 - 5933 S. Lakeshore Dr** - Replace siding on the entire house and put on a new roof. Extend the deck on the lake side of the house across the entire back side of the house. The Martens have applied for permits from Jefferson County and are waiting for approval. Nathen has asked for measurements for the extended deck but have not heard back yet. Nathen will send a detailed email to the Board Members once the measurements are submitted. At that point the Board will consider approval of the project pending Jefferson County approval.

**Dana Diaz de Leon - A09 - A13 - 6723 S. Lakeshore Dr.** - The neighboring property owned by Roxanna Scantlin has introduced a concern that the new dock being built at the Diaz de Leon property will block their access to the lake. Nathen and the Board reviewed the building application submitted by Dana, plus pictures of the new dock in progress, and the consensus was that the dock being built maintains the same location and dimensions that the old existing dock exhibited. Once the lake is back to full pool it will be easier to determine that the new dock will not impact the neighbors access given it has the same footprint as the old dock.

**Nathen obtained a bid from Mike Eberhardt** for the concrete work to be done inside the large culvert pipes located at the front of South Lakeshore road (under the bridge at the bend in the road right after passing the beach area). Cost will be \$12,870. This work is related to the partial collapse of one of the pipes last year. Mike reviewed the condition of the pipes and found that both pipes have decay in the bottom. Adding concrete to the bottom of each pipe will extend the longevity of the pipes. One pipe is 75 feet long and the other pipe is 90 feet long. The bid includes a maximum of 33 yards of concrete. It is hard to determine the exact amount of concrete needed upfront given some of it will be lost into the holes that are rusted out at the bottom of the pipes. Mike indicated that once they have poured the concrete to the point there is only a couple additional yards needed, he will then assess how much remains in the final truckload and credit back \$200 per yard that is unused.

Jon made a motion to approve the work needed to repair the culvert pipes as outlined above

Ken seconded

Motion approved

The building permit verbiage is being reviewed and wording will be added that Contractors cannot deliver to or store building materials on the lake road.

## **Security**

No updates

## **Gate**

# Gate report for February 11, 2025

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| Access Code use Jan 2025 |               |           | Access Code use Dec 2024 |               |           |
|--------------------------|---------------|-----------|--------------------------|---------------|-----------|
| Code assigned to         | Monthly Usage | Avg daily | Code assigned to         | Monthly Usage | Avg daily |
| Harber2, John            | 129           | 4.2       | Ewen, Dan                | 142           | 4.6       |
| Reed2, Nathan            | 104           | 3.4       | Pikora, R                | 139           | 4.5       |
| Timmersman, Jim          | 94            | 3.0       | Reed, N                  | 106           | 3.4       |
| Ewen2, Dan               | 90            | 2.9       | Diaz de Leon, D          | 103           | 3.3       |
| Hopfer3, K               | 83            | 2.7       | Schenk, C                | 103           | 3.3       |
| UPS0527,                 | 66            | 2.1       | Timmersman, Jim          | 97            | 3.1       |

| Access Code use Nov 2024 |               |           | Access Code use Oct 2024 |               |           |
|--------------------------|---------------|-----------|--------------------------|---------------|-----------|
| Code assigned to         | Monthly Usage | Avg daily | Code assigned to         | Monthly Usage | Avg daily |
| Schenk2, C               | 122           | 4.1       | Schenk2, C               | 126           | 4.06      |
| Ewen3, Dan               | 109           | 3.6       | Pearman3, Mike           | 117           | 3.77      |
| Fechter, John            | 85            | 2.8       | Harber2, John            | 105           | 3.39      |
| Johnston2, John          | 79            | 2.6       | Fechter, John            | 86            | 2.77      |
| Pearman3, Mike           | 72            | 2.4       | Ewen3, Dan               | 83            | 2.68      |
| Matzger, Steve           | 60            | 2.0       | Matzger, Steve           | 79            | 2.55      |

For Jan 2025, high entry-code usage winner was J Harber. Daily usage was 4.2 times per day. In second place was N Reed with daily usage of 3.4 times per day. Both have major ongoing construction projects.

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## Siphon Summary

The siphon to lower the lake ran for 102 days (Oct 3, 2024 -> Jan 15, 2025). Final lake level was 75" (6'3") below full pool. The siphon operated efficiently to lower the lake at 1.5"/day. This was with no rain or snow. Unfortunately, when the lake was down about 4 ft (in 30 days), we had a massive rain event that caused the water level to rise above full pool in a few hours. The siphon continued to operate and after another 45 days the lake level was down 6'3" when it was shut down. In total, the siphon removed 10ft of water. Current lake level on 2-11 2025 is 63" (5'3").

**Effect of the Siphon on the drainage ditch:** In comparing before & after photos of the drainage ditch that runs from the outlet of the siphon pipe to the back of the treatment plant, it looked like the ditch had minimal erosion.

-Rich

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## Maintenance

- An Arnold Ready Mix concrete truck was traveling up a hill on the lake road and dropped concrete onto the road. Ken has called the company to report the incident but has not heard back yet. Thank you to Ken and Nathen who removed the concrete from the road in the interim.
- Ken made the request to get some rock for the maintenance area. When it rains the area gets very soft therefore moving the equipment is difficult and tears up the lot. It will require 2 or 3 loads to get the area back in shape - approximate cost up to \$1,000.

Jon made a motion to approve buying rock for the maintenance area lot and for the labor cost for Mark Stubits to spread the rock

Craig seconded

Motion approve

- Ken is still looking for a new plow truck.

Note:

- *In regard to the issues with the snow plow during the last storm: A suggestion was made to generate a Facebook post when these types of issues occur so the residents understand why there is a delay in clearing the roads.*

**LTIA**

**Finance**

**Sewer Board**

**Newsletter**

**Dam**

**Water Testing**

## **Old Business**

- The neighbor across the street from Ken Stojeba is using a tent to temporarily store items as they organize their garage. Ken will give them a deadline date of April 1, 2025 to provide time to complete the garage effort and remove the tent.

## **New Business**

- There is an ownership question regarding a dock in front of Mike Steeno's property. It has been maintained for 29 years by Don and Rhonda Kidwell who now wish to sell this dock to Andy Kittel. In order to complete this sale there should be a document generated signed by Mike Steeno indicating he no longer has any ownership for this dock. Then submit a document indicating the sale of the dock to Andy Kittel. All transactions related to the dock should be submitted through the Board records for historical reference.
- There is no 'First Right of Refusal' related to a dock. This only refers to property.

**Ken made a motion to adjourn**

**Jon seconded**

**Motion passed**

