

Minutes for LTPOA board meeting Mar 11th 2025

Board Members present:

Steve Blaha, Jon Riche, Craig Jung, Ken Stojeba and Nathen Reed

Steve called the meeting to order at 7:00 pm

6 resident in attendance

Pledge of Allegiance

Steve asked permission to dispense reading of the February 2025 minutes

Ken made a motion to approve

Jon seconded

Motion approved

Treasurer's Report

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

March 2025 Financial Report	
2024/2025 assessments	\$1,728.72
Gate cards	\$40.00
Interest	\$80.01
Total Cash Inflow for February	\$1,848.73

February 2025 Bills Paid	
Charter	\$129.99
Ameren	\$140.32
Jon Riche- 2 gate arm covers	\$415.00
Wegmann Law- legal	\$900.00
Total	\$1,585.31

Bills Paid in February	\$1,585.31
Checking Account Balance for February	\$296,974.00
Major Projects Flourish Fund January 2025	\$365,682.35
Interest at 4% for February	\$1,101.87
Major Projects Flourish Fund for February	\$366,784.22

Steve made a motion to approve the March 2025 Treasury Report

Ken seconded

Motion approved

March 2025 Bills To Pay	
Charter	\$129.99
Ameren	\$133.99
LRB Engineering & Land Surveying- dredging disposal area study	\$489.60
Colburn Consulting- 6 months website hosting	\$59.70
All In Construction- repair 75' culvert bottom	\$8,512.90
Mark Stubits- 26 hours of plow truck	\$780.00
Total	\$10,106.18

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

Ken made a motion to approve

Nathen seconded

Motion approved

Question: It was noted that approximately \$300,000 remains in the Checking Account after the change was completed to create a new account to earn a better rate of interest. Why not move a

larger amount to the new account and then move money back to the Checking Account when needed?

The board will review options and report back at the April meeting.

Building

- Greg and Carla Fanger - B15 & B16 - 7736 Meadow Dr - Application submitted and approved earlier in the year to create a patio by the water and convert the existing gravel sidewalk that leads down to the patio to concrete. This application includes making the patio larger than originally submitted. Also, replace the existing patio and retaining wall at the side of the house using the same dimensions and placement. Nathen made a motion to approve the revised Fanger application as outlined above

Jon seconded

Motion approved

- Rick Rasch - A35 - 7736 Fairview Dr - Building three different 3' retaining walls across the property. The new walls will be constructed using landscape blocks and will replace existing walls made of stack stone. The construction effort needs to consider proximity to the sewer system and lines.

Jon made a motion to approve the Rasch construction of the new retaining walls

Ken seconded

Motion approved

- Lynn and John Martens - G32 & G33 - 5933 S. Lakeshore Dr - Reminder of application submitted earlier: 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. Update February 11, 2025: Nathen has received the measurements for the deck; 37' X 15'.

Jon made a motion to approve the Martens construction pending Jefferson County approval

Craig seconded

Motion approved

Applications submitted and approved via email:

- Last month the Board held discussion regarding repair of the culvert pipes: 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.

- Update February 11, 2025: The Contractor cleaned out the culvert pipes and conducted a more thorough review of the condition of each. It was determined that the South side pipe was not rusted through as previously thought. Therefore, the Board approved placing concrete in the bottom of the North side pipe only. This reduced the amount of concrete needed and also the cost to approximately \$8,000.
- Patricia Brukardt - N11 & N12 - 5868 S. Lakeshore Dr - Replace existing dock with a new dock, same size - 6' X16'.

Jon made a motion to approve installation of the new dock

Ken seconded

Motion approved

- Michael Myrick - M13 - 6104 N. Lakeshore Dr - Adding a 30' X 13' paver patio behind the seawall at the waterfront.

Jon made a motion to approve installation of the paver patio

Ken seconded

Motion approved

- Robert and Dale McKinnon - O09 - 5765 N. Lakeshore Dr. - Add a boat lift to the existing dock.

Ken made a motion to approve installation of a boat lift to the existing dock

Nathen seconded

Motion approved

- Dan Ewen - M11B & M12 - 6108 N. Lakeshore - There is approximately 60 feet from Dan's property line to the asphalt at the top of hill which is North Lakeshore Dr.. Dan asked if this section could be included in the next round of the lake road repair. Steve agreed that this section would be included in the lake road maintenance and will coordinate this effort in July when the lake road repairs are scheduled.

Security

- A delivery truck knocked the arm off the gate. The delivery driver reattached the arm successfully.
- A kid in a black Lancer from the south side of the lake entered the lake property from the outgoing side of the gate. The camera footage is being reviewed to see if the driver can be identified.

Gate

|Gate report for March 11, 2025

Access Code use Feb 2025			Access Code use Jan 2025		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Harber2, John	138	4.9	Harber2, John	129	4.2
Reed2, Nathan	135	4.8	Reed2, Nathan	104	3.4
Hopfer3, K	122	4.4	Timmersman, Jim	94	3.0
Ewen2, Dan	94	3.4	Ewen2, Dan	90	2.9
UPS0527,	75	2.7	Hopfer3, K	83	2.7
Timmersman, Jim	72	2.6	UPS0527,	66	2.1

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	Schenk2, C	122	4.1
Pikora, R	139	4.5	Ewen3, 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

For March 2025, high entry-code usage winner was J Harber. Daily usage was 4.9 times per day. In second place was N Reed with daily usage of 4.8 times per day. Both have major ongoing construction projects.

Lake Level

Lake level on March 11, 2025 was 58 in. below full pool (4ft 10in).

Maintenance

- Ken will take boat trailer tires in for repair next week.
- Search for new plow truck and snow equipment

- The plow that is on the current truck is in serious disrepair. We will not put the old plow on the newly purchased truck.
- We will repair the drive shaft in the old truck prior to selling.
- Adding a salt spreader and plow to a new truck would cost approximately \$18,000.
- Estimated new truck cost in mid-\$40,000 range - truck only, does not include snow removal equipment needed.
- Estimated used truck cost in low to mid \$30,000 - truck only, does not include snow removal equipment needed. A used truck in good shape will be harder to find. Want to stay less than 50,000 miles, no more than 3 or 4 years old.
- Prefer a 1 ton truck but 3/4 ton would have a bigger selection available. A consideration for 3/4 ton - possibly need new springs added to the truck to support the plow.
- Considering these selections: regular cab long bed, extended cab with 6 1/2 foot bed, or regular cab flatbed truck.
- The Board has approved Ken to purchase a new truck if one comes available or a viable used truck.

Steve made a motion to approve Ken buying a new truck if one comes available or a viable used truck, the used truck not to exceed \$40,000

Nathen seconded

Motion approved

LTIA

- The corn beef and cabbage dinner was a success!
- Also had a great turn out for the Mardi Gras party!
- Fish Fry - May - The fish fry is a little earlier this year, may need to buy some fish to have enough for the party.
- Happy Hour - coming up in June.

Finance

Sewer Board

Newsletter

Dam

Water Testing

Old Business

- Jon is looking into the impact of a one-time lake to lake dredge, moving silt from the beach end to the deep end of the lake. He is searching for a company to perform a survey, at a reasonable price, that would estimate the reduction to the depth of the deep end due to this dredge. This would allow time to develop a more permanent solution to manage the silt coming into the lake that is also being investigated as part of this overall project.

New Business

- The lake has contracted with Brilliant Skies LLC in 2025. Cost will be \$18,000 which includes insurance, fireworks, music, and crew. The display will be held on Friday, July 4th and will be shot from the dam.

Jon made a motion to approve contracting with Brilliant Skies LLC. at the cost of \$18,000 for the 2025 fireworks display

Ken seconded

Motion approved

Ken made a motion to adjourn

Jon seconded

Motion passed