

Minutes for LTPOA board meeting Apr 12th 2022

Board Members present:

Jon Riche, Mark Stubits, Ken Stojeba, Shelby Reneski, Doug Leeker

9 resident attended

Jon called the meeting to order at 7:00pm

Pledge of Allegiance

Presidents Report

Jon asked for permission to dispense reading of the February and March minutes

Shelby made motion to approve

Mark seconded

Motion approved

Treasurer's Report

Shelby read the financial report for Mar 2022

April 2022 Financial Report	
Cash Inflow for March	
2021/2022 Assessments and fees	\$995.35
Gate Cards	\$30.00
Interest	\$7.43
Total Cash Inflow for March	\$1,032.78

March Bills Paid	
Ameren	\$118.75
Charter	\$79.99
Phone.com	\$20.66
Trapper Joe's- set traps, check traps and removal of animal	\$1,180.00
Happy Grass- salt, snow removal, truck cleaning & fuel	\$635.00
Colburn Consulting- 6 months of web hosting	\$59.70
Wegmann, Eden.- legal	\$492.00
Will Electronics- annual software maintenance plan	\$105.00
Jon Riche- gate handle	\$127.04
Aquatic Control- Lake treatment	\$17,484.25
Mark Stubits- Bobcat repairs	\$772.26
Zumwalt Corp- CAPXLV Acess Portal System	\$6,140.00
QCE Aluminum Fence- final payment on fence	\$2,174.00
Total	\$29,388.65

Total Cash Outflow for March	\$29,388.65
Checking Account Balance for March	\$274,586.50
Major Projects Fund 2/28/2022	\$164,212.43
Interst	\$13.95
Major Projects Fund 3/31/2022	\$164,226.38

Ken motion to approve

Mark seconded

Motion approved

April Bills To Pay	
Jon Riche- stamps	\$23.20
Trapper Joe's- final on trapping of beavers	\$825.00
Charter	\$79.99
Phone.com	\$20.66
Ameren	\$117.11
Mickey's Portable Toilets- 6 months of rental	\$540.00
Shelby Reneski- stamps	\$11.60
Wegmann, Eden- legal	\$403.00
Happy Grass- maintenance, material and mowing	\$1,140.00
Ken Stojeba- deposit on the patrol boat	\$1,000.00
Baumann, Inc.- notary for restrictions	\$950.00
Total	\$5,110.56

Approval to pay April Bills

Jon motion to approve

Ken seconded

Motion approved

Late Pay on Assessments: Ten letters have been sent to request payment. Lawsuits will begin on May 1st if still unpaid.

Building

- The following have been electronically approved:
 - Mark Stubits – 6786 S. Lakeshore Dr - A45 and A95 – Adding 12X20 ft patio
 - Shelby Reneski – 7728 Circle Dr - G9,G10, & G11- Adding outdoor kitchen, landscaping and patio – pending final architectural plan approval and from Jefferson County
- Steve and Kim Carey – 5976 S. Lakeshore Dr – H35, H01, H02, H03 – small patio, firepit, and landscaping
Doug asked for approval

Mark made motion to approve

Ken seconded

Motion approved

Security

- Nothing new to report

Gate

LTPOA report for April 12, 2022

Access Code use Mar 2022			Access Code use Feb 2022		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
J_Deroode	119	3.8	M_HOLLARAN111221	62	2.2
M_HOLLARAN111221	110	3.5	J_Deroode	57	2.0
Ken_MarschuetzJr5	59	1.9	Ken_Stojeba3	53	1.9
T_Grimm	58	1.9	J_Timmersman	50	1.8
J_Timmersman	57	1.8	M_PEARMAN	41	1.5
_R&R_Propane	53	1.7	Ken_MarschuetzJr5	33	1.2

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

The most used access code in Mar 2022 was issued to J Deroode. The code was used an average of 3.8 times per day in Mar & an average of 2.0 times per day in Feb. Second most used code was issued to M Holloran, which was used an average of 3.5 times per day in Mar & 2.2 times per day in Feb. And the construction season is just beginning!!!

These are outstanding numbers! Other than those, there were no access codes used in Mar or Feb 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.)

New Gate Telephone Entry System (TES) is coming

The new LiftMaster TES called "CAPXLV" has been ordered. We don't know when it will arrive.

Old Gate Telephone Entry System (TES) usage

The current LiftMaster TES (called "IPAC") requires the use of an old out-of-date internet browser (Slim-jet) to update the gate card, access code & phone directory. This will change when the new TES is installed.

New person needed for gate telephone directory management

After over 7 years Rich is retiring from managing the gate telephone directory on April 30, 2022. (He will have plenty to do with the installation of the new TES.)

We will be able to train the new manager. Managing the IPAC telephone directory is similar to online banking or shopping. The current system requires ability to connect to a VPN and use an obsolete browser.) The new system will be cloud-based. No VPN access required, just a modern browser. The gate directory will be accessible like any website.

Here is a summary of what is needed for managing the Directory Listing database:

Equipment:

1) Smart phone, tablet, or computer to receive email requests for directory changes and to send email responses.

2) Access to a computer for entering directory listings. (The guard shack computer could be used, but that's not convenient.)

Skills:

- 1) Some familiarity with database programs, for example experience with online banking.
- 2) Additional skills only until new system is installed: Ability to use a vpn and Slimjet internet browser (until the new system is set up)

- Mark's wife has volunteered to manage the gate phone directory once Rich retires.
- Will the old gate cards work in the new system? We are assuming that they do but need to verify with Rich.

Maintenance

- New patrol boat was purchased from Eberlin Boats and Motors in Hermann MO at the cost of \$20,000 The boat will arrive in 10 or 11 weeks.
- The old patrol boat will be sold once titles are located.
- The plow truck was cleaned.
- Signs – the mileage signs have been placed around the lake.
- Jon will coordinate placement of the blue buoys in preparation for summer skiing.

LTIA

- Meetings have been moved from Sunday night to Saturday night.
- April 30th – Gardening Party
- In May Steve and Linda will conduct a BBQ.
- Memorial Day Weekend – Friday May 27th – Patio Party – Sandwiches and Cocktails sold
- July 3rd – Boat Parade & Jung/Ewen Fireworks

Finance

No new updates

Sewer Board

No new updates

Dam

- Trapper Joe – Paid \$825 to trap 2 beavers
- Approve bid to have Red Oak cut grass around the dam area (\$1,320 per cut)

Doug made motion to approve

Shelby seconded

Motion passed

Old Business

- Water testing – Lakes of Missouri Volunteer Program - University of MO under-graduates would come out to test the water. This will happen once this year. This is in addition to the other standard testing we have done in the past.
- Aquatic Control
 - Treat every 3 weeks for 6 treatments. Starting the end of May. Jon will contact them if the pond weed is seen sooner.
 - Notice will go out to notify people of irrigation restriction. There is not a swimming restriction. (Jon will verify this.) We will post notices at the front gate.
 - Reminder that if you are using hard chemicals to treat your lawn it will run-off into the lake.
- Guard Shack – Waiting on bid from Mike Pearman to rebuild. Need to find one other contractor for a bid. Will be done probably in the late fall. Need to make decision repair vs replace.
- Old pontoon frame owned by LTPOA – Ken will look into selling it.
- Dredging the lake – 2 different companies have been consulted
 - Similar pricing between the companies, different procedures used
- Need to send out letters for properties that need lot clean up.
- Restrictions – Have approval from 32% of the residents. Need to get to 50%. 30 people with largest lots are being contacted to submit their signed documents which would get us to the level needed to pass. Will have the Notary at the annual meeting.
- Need to pay the Notary that worked at the restrictions signing on March 19th (\$950)
Ken made a motion to pay the Notary
Shelby seconded
Motion passed
- Annual Meeting – 3rd Saturday of June (June 18th)
- Thank you to the Tishomingo clean up crew! Organized by Wayne and Patricia Brukardt. The lunch was wonderful!

New Business

- How do you move a path on the lake?
 - Need a survey
 - Has to vote and approve by the board as a variance
 - Jefferson County has to approve and fee paid
 - The designated has to have a path created with a sign
- Construction damage on road that needs repair (in front of A47 thru A50). Cost should be covered by Contractor and/or Homeowners. Jon will get with Steve to see what steps have been taken so far.

Jon asked for a Motion to adjourn the meeting

Ken made a motion to adjourn

Doug seconded

Motion passed