

## **Minutes for LTPOA board meeting April 8<sup>th</sup> 2025**

Board Members present:

Steve Blaha, Jon Riche, Ken Stojeba and Nathen Reed

Steve called the meeting to order at 7:00 pm

8 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**

Jon read the financial report for April 2025

| <b>April 2025 Financial Report</b> |                   |
|------------------------------------|-------------------|
| 2024/2025 assessments              | \$2,100.00        |
| 2023/2024 assessments              | \$200.00          |
| Gate cards                         | \$60.00           |
| Interest                           | \$88.54           |
|                                    |                   |
| <b>Total Cash Inflow for March</b> | <b>\$2,448.54</b> |

|  |                     |                    |
|--|---------------------|--------------------|
| <b>March 2025 Bills Paid</b>                                   |                     |                    |
| Charter  |                     | \$130.00           |
| 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           |
| <b>Total</b>   |                     | <b>\$10,106.19</b> |
| <b>Bills Paid In March</b>                                     | <b>\$10,106.19</b>  |                    |
| <b>Checking Account Balance for March</b>                      | <b>\$289,316.35</b> |                    |
| Transfer from checking to Flourish                             | \$122,000.00        |                    |
| <b>Checking Account After Transfer</b>                         | <b>\$167,316.35</b> |                    |
| <b>Flourish Fund February 2025</b>                             | <b>\$366,784.22</b> |                    |
| Interest at 4% for March                                       | \$1,223.80          |                    |

**Steve made a motion to approve the March 2025 Treasury Report**

**Ken seconded**

**Motion approved**

|   |  |                    |
|---|--|--------------------|
| <b>April 2025 Bills To Pay</b>  |  |                    |
| Charter   |  | \$130.00           |
| Ameren  |  | \$126.71           |
| Steve Kottemann- repairs to sewer yd gate, shed door & Comm House landscape |  | \$615.00           |
| Brilliant Skies, LLC- 2025 fireworks  |  | \$12,000.00        |
| Ken Stojeba- tires for pontoon and lift for patrol boat                     |  | \$6,124.52         |
| Broadway Truck Centers- Super Duty F-250                                    |  | \$45,931.36        |
| Happy Grass- storm clean-up of roads and boat ramp on 17th, 20th and 26th   |  | \$1,050.00         |
| Shelby Reneski- 20 remote controls  |  | \$479.86           |
| QCE Aluminum Fence- fence replacement repair for maintenance area           |  | \$1,670.00         |
| LRB Engineering & Land Surveying- depth of lake study                       |  | \$400.00           |
| Ken Stojeba- trailer repair   |  | \$504.41           |
| <b>Total</b>  |  | <b>\$69,031.86</b> |

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

**Ken made a motion to approve**

**Nathen seconded**

### **Building**

- Sean James - K71 - Presented photos to get a variance to make an L-shaped dock using part of his existing dock located at the back of the cove. This location is at the end of a parkway. The Board reviewed the photos. It was recommended that Sean get in touch with the other lot owners adjacent to his dock for their approval and then bring the results back to the Board. Further review will be conducted at that time.

### **Security**

- Mark talked with Gary Vinyard regarding late night activity at the fire pit by the boat ramp.

### **Gate**

## Gate Report, April 10, 2025

Due to the severe storm on Mar 14, the in & out gates at the entrance to the subdivision stopped working.

On Apr 9, Corey from Zumwalt Door Services worked on the gates & restored their operation.

Here's what was damaged that Corey replaced:

- Two main circuit boards: one in the ingate box, one in the outgate box
- Two noise filter/surge protectors: the filter in the ingate had exploded, the filter in the outgate was damaged.



- Four 12v batteries, two in each box. The old batteries were from 6-2022 & were due for replacement soon.
- One loop detector (LD) in the outgate box was damaged. (Actually, RH had a spare working LD from 2011, so we should not be charged for this.)  
Another problem solved by RH was that once the replacement LD was installed it was discovered that the "B" loop connection to the LD was badly corroded & faulty. RH repaired the connection. (In time RH will go thru these connections and renew as needed.)

Corey was the second Zumwalt tech to service the gate equipment after the storm. On Mar 27 Devin came out to diagnose the damage. Devin identified that the two main circuit boards were damaged but missed finding bad noise filters & the loop detector. Corey had a much better understanding of the equipment than Devin.

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## Maintenance

- Ken reported on the purchase of a new plow truck.
- The bid to repair our Bobcat is 25K+.
- The old plow truck's drive shaft is out for repair.
- A new snow blade and salt spreader will be purchased to be mounted to the new plow truck.

**Jon made a motion to purchase a snow blade and salt spreader at a cost of approximately \$18,000**

**Nathen seconded**

**Motion approved**

### **LTIA**

- Tishomingo road clean up is April 12th

### **Finance**

Steve made a motion to give Jon several treasury checks in case Shelby is not in the area. This would eliminate the need for Board members to pay out of pocket for items in this case.

Mark seconded  
Motion approved

### **Sewer Board**

### **Newsletter**

### **Dam**

### **Water Testing**

## **Old Business**

- There are two tent structures that were to be removed that are still standing. The Board will contact the owners to have these removed ASAP.

## **New Business**

- The storm water has washed out a lot of rock and mud onto the roads from the Ricotta property. Jon will contact Mike Cook from Jefferson County StormWater retention to discuss this issue.
- 'All In Construction' will be hired to improve the ditches around the roads. Mike is working on the cost per hour estimate for this work.

Ken made a motion to hire 'All In Construction' to improve road ditches.

Mark seconded

Motion approved

- 'All In Construction' will repair the large concrete blocks that washed out of place at the beach by rushing water during the 3/14 storm. Bid for this work is forthcoming.

Ken made a motion to hire 'All In Construction' to make the repairs outlined above.

Mark seconded

Motion approved

**Ken made a motion to adjourn**

**Jon seconded**

**Motion passed**