

## **Minutes for LTPOA board meeting May 10<sup>th</sup> 2022**

Board Members present:

Steve Blaha, Jon Riche, Mark Stubits, Ken Stojeba, Shelby Reneski, Doug Leeker, Craig Jung

10 resident attended

Steve called the meeting to order at 7:00pm

Pledge of Allegiance

### **Presidents Report**

Steve asked for permission to dispense reading of the April 2022 minutes

**Jon made motion to approve**

**Ken seconded**

**Motion approved**

### **Treasurer's Report**

Shelby read the financial report for April 2022

<b>Cash Inflow for April</b>	
2021/2022 Assessments	\$999.10
Gate cards	\$25.00
Interest	\$6.73
<b>Total Cash Inflow for April</b>	<b>\$1,030.83</b>
<b>Total Cash Outflow for April</b>	<b>\$5,110.46</b>

<b>April Bills Paid</b>	
Jon Riche- stamps	\$23.20
Trapper Joe's- final on trapping of beavers	\$825.00
Charter	\$79.99
Phone.com	<b>\$20.56</b>
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
<b>Total</b>	<b>\$5,110.46</b>

<b>Total Cash Outflow for April</b>	<b>\$5,110.46</b>
<b>Checking Account Balance for April</b>	<b>\$270,506.87</b>
<b>Major Projects Fund 3/31/2200</b>	<b>\$164,226.38</b>
Interest	\$13.50
<b>Major Projects Fund 4/30/2022</b>	<b>\$164,239.88</b>

*Ken motion to approve*  
*Mark seconded*  
*Motion approved*

<b>May Bills To Pay</b>	
Charter	\$79.99
Phone.com	\$20.56
Ameren	\$111.33
Steve Blaha- stamps for the newsletter	\$280.80
A Printing- printing of the newsletter	\$344.55
Mickey K's Portable Toilets- temp sani service	\$25.00
Janet Hirsch- dead bolt lock for guard shack & trace wire	\$24.55
Steve Blaha-tube for gate card reader and paint	\$65.00
Happy Grass- mowing common area and gate to 4 way	\$400.00
<b>Total</b>	<b>\$1,351.78</b>

*Approval to pay May Bills*  
*Jon motion to approve*  
*Ken seconded*  
*Motion approved*

Late Pay on Assessments: Nine remain unpaid. The residents have until May 15<sup>th</sup> to pay. Lawsuits will be filed after May 15<sup>th</sup> if unpaid.

#### **Building**

- The following have been electronically approved:
  - Jon Riche – 6016 N. Lakeshore Dr - M34, M35 – Adding 15X40 ft patio of which 15X30 ft is covered and screened
- Kurt and Brooke Richars – 6395 S. Lakeshore Dr - D26, D27, D28 – adding patio at the water, corresponding landscaping  
*Jon made motion to approve*  
*Mark seconded*  
*Motion approved*

- Sale of upper tier dock to the property owner that owns the lot the dock is in front of.
  - Sold with sales contract and recorded for future reference.
  - No first right of refusal on personal property – they are not deeded.

### Security

- Security guards should not use the community house for the restroom, they will be using the sales office.

### Gate

## LTPOA report for May 10, 2022

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Access Code use Apr 2022			Access Code use Mar 2022		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
_R&R_Propane	78	2.6	J_Deroode	119	3.8
J_Deroode	78	2.6	M_HOLLARAN111221	110	3.5
Ken_MarschuetzJr5	71	2.4	Ken_MarschuetzJr5	59	1.9
J_Timmersman	54	1.8	T_Grimm	58	1.9
M_HOLLARAN111221	52	1.7	J_Timmersman	57	1.8
Ken_Stojeba3	43	1.4	_R&R_Propane	53	1.7

  

Access Code use Feb 2022			Access Code use Jan 2022		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
M_HOLLARAN111221	62	2.2	Sue_Schweiss	63	2.1
J_Deroode	57	2.0	M_PEARMAN	59	2.0
Ken_Stojeba3	53	1.9	Ken_Droege	55	1.8
J_Timmersman	50	1.8	M_HOLLARAN111221	44	1.5
M_PEARMAN	41	1.5	Ken_Stojeba3	43	1.4
Ken_MarschuetzJr5	33	1.2	Nathan_Reed3	42	1.4

The most used access codes in Apr 2022 were issued to J Deroode & "R&R Propane". The codes were used an average of 2.6 times per day in Apr. Propane companies tend to load people up in spring so they don't have to inventory propane over the summer, but entering LT almost 3 times per day means that the R&R Propane code must have escaped. I will set the R&R Propane access code to expire on May 13. Anew code will be set up for them.

## **New Gate Telephone Entry System (TES) is coming**

The new CAPXLV system is scheduled to be installed Monday May 16 replacing the current IPAC system. The transfer of data from the old system to the new system is supposed to be handled by the manufacturer, LiftMaster. All of the data that currently resides in the IPAC will have to be uploaded to "the cloud."

We do not expect the data transfer to be quick and easy. There will probably be problems with access codes and remote control devices. Directory codes and gate cards should be OK, BUT there is no guarantee that the transition will be smooth.

There will be no changes to directory entries until after the new system is properly working. Then we can train the new directory manager.

## **New Pedestal for the Old Callbox**

A new callbox pedestal was installed on April 26 by S Blaha, & R&J Hirsch. The old pedestal had rusted through the square tubing near the base and was structurally unsound. A new pedestal was available from LiftMaster for \$200+, but would not have fit the existing concrete mounting bolts. The new pedestal we used was custom-fabricated by S Blaha.

- Mark's wife Julie has volunteered to manage the gate phone directory once Rich retires.

## **Maintenance**

- Guard Shack
  - Steve Kottemann will be doing the repairs to the shack in early June
    - A/C is not working
    - Purchase a new mini-refrigerator
    - \$150 - \$200

**Jon made motion to approve**

**Shelby seconded**

**Motion approved**
- New patrol boat is projected to arrive in mid-June. Ken will buy new bumpers for the boat dock.
- Title for the old patrol boat has been found and this boat will be sold.
- Thank you to Al and Rosie Ferrell for fixing a large hole in the parking lot
- Beach area will be cleaned up by Memorial Day.
- Propose buying four new picnic tables for the Community House pavilion.
  - Will look into costs

## **LTIA**

- The Community House will experience a record year for rentals. Thank you to the previous board and all LTIA members for the upgrades to the building and surrounding area to help make this happen.
- **Patio Party - Memorial Day Weekend – Friday May 27<sup>th</sup>** - Sandwiches and Cocktails sold
- Dinner May 14<sup>th</sup> cancelled.

## **Finance**

No new updates

### **Sewer Board**

No new updates

### **Dam**

- Trapper Joe – Paid 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
  - First treatment will be mid to late 3rd week of May.
  - No restrictions apply for watering grass or for swimming.
  - Treatments will occur every 3 weeks for a six treatment cycle.
  - Reminder that if you are using hard chemicals to treat your lawn it will run-off into the lake.
- Thank you for the plant sale. A fun event!!
- Garage Sale – cancelled for this year
- Blue buoys have been placed on the lake. A reminder to speed boats to stay on outside of these buoys.
- Annual Meeting – 3<sup>rd</sup> Saturday of June (June 18<sup>th</sup>)

### **New Business**

- No new updates

**Steve asked for a Motion to adjourn the meeting**

**Ken made a motion to adjourn**

**Doug seconded**

**Motion passed**