

Minutes for LTPOA board meeting June 14th 2022

Board Members present:

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

15 resident attended

Steve called the meeting to order at 7:02pm

Pledge of Allegiance

Presidents Report

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

Jon made motion to approve

Shelby seconded

Motion approved

Treasurer's Report

Shelby read the financial report for May 2022

Cash Inflow for May	
2021/2022 Assessments	\$925.00
Gate Cards	\$20.00
Interest	\$6.90
Total Cash Inflow for May	\$951.90

May 2022 Bills Paid	
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
Total	\$1,351.78

Total Cash Outflow for May	\$1,351.78
Checking Account Balance for May	\$270,106.99
Major Projects Fund 4/30/2022	\$164,239.88
Interest	\$13.95
Major Projects Fund 5/31/2022	\$164,253.83

Mark motion to approve

Jon seconded

Motion approved

June Bills To Pay	
Charter	\$79.99
Phone.com (had a refund of \$8.29 with new system)	
Ameren	\$109.11
Happy Grass- mowing	\$1,050.00
Red Oak Landscaping- mowing of Dam 5/10 and 5/31	\$2,640.00
A&S Protection- 133 hours, chair, fridge and security shirts	\$4,907.85
Enterprise Bank- checks	\$95.91
Total	\$8,882.86

Approval to pay June Bills

Jon motion to approve

Doug seconded

Motion approved

Late Pay on Assessments: Nine remain unpaid. Bianca has the names and Lawsuits will be filed, follow up with Bianca required.

Building

- Borlinghaus – 6020 N. Lakeshore Dr – M33 – Garage or possibly a carport – pending Jefferson County and architectural approval – Jefferson County needs to determine where the measurement will be taken (from the lot line or from the road). Plus Mr. Borlinghaus will need to file any variance if needed to accommodate neighboring properties.

Doug made motion to approve this project pending approval by Jefferson County

Jon added motion to approve pending of the architectural plans as well

Jon seconded

Motion approved

Security

- June 5th – Chevy Tahoe was stuck in volleyball court – owner got vehicle out.
- Patrol boat – should receive by end of June.

Gate

LTPOA report for June 14, 2022

New Gate Directory Manager

Kim Johnston has taken over as Directory Manager and began entering new directory listings June 13.

Kim will receive directory requests that are submitted through the website.

New Gate Telephone Entry System (TES) is here!

Hardware for the new CAPXLV system was installed May 19-20 replacing the six-year-old IPAC system. The transfer of data from the IPAC system to the CAPXLV was handled by the manufacturer, LiftMaster. The IPAC data was formatted as per Liftmaster's instructions to be uploaded to "the cloud."

Data conversion by Liftmaster took 7 days with spotty accuracy. Liftmaster's "version" of our converted data was uploaded to the CAPXLV by June 1. Between May 19 & June 8 the gate was in FREE mode.

On June 8, 9am the CAPXLV system was taken out of FREE mode and owners & visitors were encouraged to use their gate cards, entry codes, & dial-up access. A so-called "emergency entry code" of 5005 was displayed on the callbox screen, so anyone could enter if their card, code, etc. did not work.

There have been growing pains with the new system, but as of June 13 most problems have been solved. (See "details" below for our trials & tribulations).

Problems remaining to be resolved:

- 1) The phone directory is alphabetized by first name, rather than last.
- 2) An intermittent problem with the ingate remaining open after a vehicle goes through the gate.

When the directory problem is resolved, the "emergency" entry code (5005) will be deleted & "normal" gate operations will resume.

CAPXLV Installation Problems Details

History

5/19 – 5/19	hardware installed by Zumwalt, begin free mode
5/19	jmh begins work on database transfer
5/23	sent database to Zumwalt/Liftmaster
5/24	resent database to Zumwalt/Liftmaster
6/1	Liftmaster uploaded database to CAPXLV
6/1	"dial 9" not working
6/1	"dial 9" working but entries listed alphabetically by first name
6/1	>600 cards not working because Liftmaster not able to read 30-bit cards w/o manual entry of vendor/facility code data

6/4 all cards correctly entered into system database
 6/8 9 am FREE mode ends, emergency access code 5005 on screen if credentials don't work
 6/8 Open Gate problem observed. We've been fighting a difficult problem with the ingate remaining open after a vehicle drives through the gate. The problem is intermittent. Thinking that the problem may be due to wiring, we disconnected any devices that might be interfering with the basic operation of the gate. This included disconnecting the siren sensor and "free" mode circuitry.
 6/13 After carefully studying gate video, it seemed like vehicles that went thru the gate quickly were more likely leave the gate open than slower vehicles. Also, the "open gate" problem did not occur with the IPAC, so we compared parameters. There is a Pass-Thru-Interval parameter for both units. For IPAC value = 2sec, for CAPXLV value = 5sec. So, we believe the "close gate" signal was sometimes given AFTER the vehicle had left the close loop. We changed the CAPXLV to 3sec and will monitor if the problem is resolved. Gate seems to be closing after vehicles exit.

Maintenance

- Beach – Dig out debris, add more pea gravel and slope towards the lake. Mark to coordinate.
- Weeding around the Community House – Mark to coordinate
- Electrical fire in front of the Schweiss property – occurred a couple of weeks ago – fire clean up included cutting down trees that are now lying on the side of the road

Jon made motion to hire Happy Grass at the usual rate to perform a one time clean up of the trees and other debris caused by the fire

Shelby seconded

Motion approved

- Aquatic Control
 - The second spray is complete.
 - The results are looking good!
 - The next spray is scheduled for June 30th. Jon will look into moving this application either earlier in the week or after July 4th to accommodate the holiday lake activity.

LTIA

- Patio Party - Memorial Day Weekend – Friday May 27th – was successful and a very good time
- Next Meeting - July 22nd – Happy Hour 6:00pm
- Boat Parade and Fireworks (9:15pm) with Music starting at 8:00pm - July 3rd
- Poker Run – need 2 more host docks (current volunteers: Craig Jung, Kenny Droege, and Don Kidwell)

Finance

No new updates

Sewer Board

No new updates

Dam

No new updates

Old Business

- Water testing – Lakes of Missouri Volunteer Program - University of MO under-graduates have collected water and are sending to the lab. Jon will follow up to see how to obtain the results.
- Annual road work – road repair areas have been marked - prices have increased again this year – July 18th work will begin
- Guard Shack
 - Repair is underway
 - Guard shack will be painted the same colors
 - A mini-fridge and a new chair was purchased
 - Proposal to purchase a new, through the wall, heating and cooling unit (\$625). This unit would replace the existing window unit which does not include the heating component. The \$625 is in addition to the \$1,940 cost of the structural changes needed to eliminate the old unit.

Jon made motion to purchase the new heating and cooling unit

Mark seconded

Motion approved

New Business

- Porta Potty roof is broken – the owner will pay for a new roof.
- Need to move the location of the Porta Potty so that kids cannot use it to access the roof of the Community House.
- Picnic tables – found wooden tables, already assembled at Lowes for approximately \$200

Jon made motion to purchase four new wooden picnic tables

Shelby seconded

Motion approved

- A resident has encroached upon Community property (Parkway area) to remove all foliage and trees in preparation for adding a 12 X 30 concrete pad and a ramp on property that the resident does not own. The LTPOA board declined approval of this project. The affected area is approximately 40' x 300'.
 - The resident has refused to repair the Parkway area. Therefore, the LTPOA Board and subsequently the Lake Tishomingo Residents will now have to pay for work needed to restore the Parkway area.
 - Received a quote from PDS (Professional Design Services) which includes:
 - 500 feet of silt fence
 - 3 loads of rip-rap rock to put at entrance to the creek closer to the lake to slow the water down and keep debris out
 - 600 pounds of grass seed (rye and fescue blend) installed
 - Approximately 10 bales of straw installed
 - Excavation to dig out creek channel (the prior channel has been filled with debris), grading to correct the elevation
 - Need a survey to determine the exact location of the Parkway to begin restoration work

- We will need permission from lot owners around the Parkway area to get access to the restoration work area. The cost of the restoration would include repairing the lots used for this access.
- Another company is coming out tomorrow to provide a second bid.
- The restoration effort needs to begin as soon as possible given the area has been graded down to the dirt and now the silt is running into the lake.

Steve made a motion to have a survey performed of the Parkway area

Shelby seconded

Motion approved

Steve asked for a Motion to adjourn the meeting

Ken made a motion to adjourn

Jon seconded

Motion passed