LTPOA Minutes September 12, 2017

Board members present Steve Blaha, Mike Steeno, Doug Leeker, Shelby Reneski, Ken Stojeba, Roy Hummel, Jon Riche.

At 7:02 pm, President Steve Blaha called the meeting to order. There were 12 residents in attendance, all recited the Pledge of Allegiance.

President’s Report

President Steve Blaha welcomed everyone who attended. He also welcomed Jon Riche, who has volunteered for the board and will be serving as the new secretary.

President Steve Blaha asked the board members if they read last month’s minutes and if they had any additions, corrections or deletions. With nothing new to correct or add, Steve Blaha asked for a motion to dispense with the reading of the minutes and approve them as printed. Doug Leeker made a motion to approve the minutes and it was seconded by Ken Stojeba. MOTION PASSED.

Steve wished to thank Tim Lutrell for helping to repair the patrol boat. Tim found an oil linkage rod that had come disconnected. He repaired it and the boat now runs fine. Tim would not accept any payment for his time or parts. Tim said,it was his way of helping out. The LTPOA thanks Tim for his knowledge & time.

Treasurer’s Report

Shelby Reneski read the financial report for August 2017. There was a cash inflow total of $70,324.34 which included $70,191.15 from assessments, $110.88 from gate cards and $22.31 from interest. The checking account balance is $196,348.55. The Major Projects Fund (aka Millennium Account) has an account balance of $202,952.50 as of July 31, 2017. Interest accrued in the amount of $86.19, leaving a balance of $203,038.69 as of August 31, 2017. Steve Blaha made a motion to accept the financial report and it was seconded by Ken Stojeba. MOTION PASSED.

Shelby Reneski asked for approval to pay bills totaling $106,099.35, which included GCI Security ($2,755), Ameren Utilities ($124.14), Red Oak Landscaping for dam cutting ($1,150), Mark Stubits for downed tree removal ($250), Triple C Lawn Care for grass cutting ($446.40), Phone.com ($18.40), Charter ($59.99), CEG Paving for chip and seal ($101,000), Steve Blaha for reimbursement of boat fuel ($44.10), Janet Hirsch for equipment to extend gate network ($231.95) and Clarue for copies and postage ($19.37). Ken Stojeba made a motion to approve paying the bills and it was seconded by Jon Riche. MOTION PASSED.

Building

Doug Leeker reported that Robert and Amy Young, of lots O34 and O35, are rebuilding their dock (located at lots O10/O11) to the same specs and dimension. Doug stated he has inspected the area and received board approval via email.

Security

Roy Hummel reported the gate arm had been removed twice. Once by accident and once by an individual who walked up and forcibly removed the arm, allowing three cars to enter. This individual was identified by security cameras. Roy confronted the individual, who offered to pay for any damages. The month prior, the gate arm was removed by Mr. D Silhavy. Since the removal of the gate arm can cause damage and depreciation, the board discussed what to do moving forward with anyone who causes damage to the gate or simply removes the arm. It was brought up that signage at the entrance states there is a minimum fine of $250 for damaging the gate arm or unit. After discussing fining both offenses, Mike Steeno made a motion to fine the most recent incident only. Also, the motion was made that moving forward, anyone who removes the gate arm will be fined either the minimum of $250, or the total cost of repair, if the repair exceeds $250. The motions were seconded by Ken Stojeba. MOTIONS PASSED.

Gate

Rich Hirsch reported the most used access code in August was by Triple C, 101 times. Rich stated that Triple C is a lawn service this was nothing to be concerned about at this point.

Rich Hirsch suggested implementing a policy regarding who would be allowed to view the security gate video footage. The consensus was that video surveillance footage would not be made readily available to residents and that footage would only be released, with board approval, to requesting authorities. Mr Hirsch proposed that “No one shall be allowed to view the gate video unless authorized by the LTPOA Board or Jefferson County Sheriff’s Dept. This is to safeguard the privacy of property owners.” The board agreed to further discuss a final proposal and approve it at a later date.

Maintenance

Ken Stojeba reported he is working on buying salt for the upcoming winter season. Ken and John Johnston will be taking the plow truck in to be repaired. Having the areas around the roads cut again was discussed. Ken will have this completed in order to keep leaves from building up.

LTIA

Shelby Reneski reported a great turn out for the Pig Roast. Three hundred raffle tickets are being sold for 2018 fireworks at $25 a piece. Cash prizes are $350 for 1st place and $150 for 2nd place. One hundred and eighty eight hands were sold at the Poker Run, bringing in $2,173. The next LTIA meeting is a fish fry on October 8, 2017. The Fall Fest is scheduled for November 4, 2017. Any residents wanting to sell items at the Fall Fest, please call Shelby, (314) 920-5421.

Finance

Janet Hirsch compiled all finance data dating from January 1, 1999 to July 31, 2017. She presented a report that analyzed money spent solely on the maintenance of roads and silt removal. Over the eighteen year time period the board has spent $1,596,835 on these two projects alone. Road maintenance and silt removal costs have accounted for just over half (55%) of total assessments collected. In 1999, when assessments were increased to $3 per front foot, a Major Projects Fund was created. Restriction paragraph 14 states that the LTPOA will set aside $1 per front foot in the Major Projects Fund, which currently amounts to one third (33%) of assessments. Janet’s analysis concludes that the cost for road maintenance and silt removal was $621,432 more than was set aside.

Further discussion indicated that the cost of these major projects is far greater than the amount allocated. Janet stated these figures suggest that the Major Projects Fund is not properly funded. Furthermore, she stated, that other areas suffer when the LTPOA is forced to use money outside of the Major Projects Fund.

Web Site

The deadline for the next newsletter is October 20, 2017

Sewer Board

Nothing new to report.

TAA

The TAA would like to thank Ed Hill very much for all his help with recycling cans. The TAA will be releasing 800 walleye and 12 sterile grass carp in late October/Early November, depending on temperatures. The addition of the walleye was funded by a resident’s donation of $750.

Another release is desired for the spring which would include 1,500 black crappie and 300 channel catfish. The TAA requested $1,000 from the board which would go towards stocking the lake in the spring. Doug Leeker made a motion to donate $1,000 to the TAA. Mike Steeno seconded the motion. MOTION PASSED.

The TAA will be making artificial brush piles made of PEX tubing at the maintenance garage on October 7th. A total of sixty piles are planned and will be dropped in various areas around the lake with at least twenty feet of water depth. Message from the TAA, Please NO ALUMINIUM FOIL, TIN CANS OR TRASH in the can drop off. ALUMINUM CANS ONLY PLEASE.

Dam Report

Clarue gave everyone updated pages for the Emergency Action Plan (EAP). Approval of the updated EAP is in the process of being obtained from the Department of Natural Resources.

Old Business

Steve noted two areas of the road which were damaged due to residents’ construction projects. The owners of these lots were sent bills for the road damage equal to the cost of repair. Doug reminded everyone that the building permit states that residents are responsible for any damage caused by their construction projects.

Steve discussed some research he conducted regarding how to enforce certain rules. This pertains to a motor exceeding the horsepower limit at lot F17. Steve has previously informed the owner that he is in violation of the water rules. A letter has since been drafted and will be sent to the owner at F17, stating he needs to remove the illegal motor.

Steve suggested we talk in the future about setting up a fine structure to assist the board with rule compliance. Mike said he would help look into what authority the board has to put a fine structure in place and fine residents who break rules.

Steve asked if we would like GCI Security to continue with early morning spot checks for people sneaking in to go fishing. Ken suggested we continue the early morning security for another month to see how many people are caught. The board agreed to continue with GCI, early in the morning, randomly, two days per week.

The owner of 5883 N Lakeshore Dr has been issued an access code for a demolition company to do demo work on the property. The owners had been previously notified by the ltpoa as well as Jefferson County that the structure was in disrepair.

New Business

The owner of K64 was interested in adding another person to his deed, so this person could put a boat in the lake. There was discussion about restricting the number of boats allowed per lot or per owner in order to prevent abuse. Steve suggested we may want to explore having something more definitive regarding the number of boats allowed.

Adjourn

With no further business to discuss, Ken made a motion to adjourn and it was seconded by Doug. The meeting adjourned at 8:26 pm.