LTPOA Minutes October 13, 2015

Board Members Present: Steve Blaha, Mike Steeno, Marilyn Meyer, Doug Leeker, Shelby Reneski and Ken Stojeba.

President Blaha called the meeting to order at 7:00p.m. There were 12 residents in attendance and all recited the Pledge of Allegiance.

**President’s Report**

President Blaha thanked everyone in attendance. He thanked our volunteers for taking care of the pontoon trailer that residents have been able to use to remove their pontoons.

President 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, President Blaha asked for a motion to dispense with the reading of the minutes and approve them as printed. Ken made a motion to waive the reading and approve the minutes and it was seconded by Doug. MOTION PASSED.

**Treasurer’s Report**

Marilyn Meyer reported on the financial report for September 2015. Please see the attachment. Ken made a motion to accept the financial report and it was seconded by Shelby. MOTION PASSED.

Marilyn reported there are some overdue assessments totaling $7624.75. She stated that she has sent nine delinquent assessments to the attorney for collection and there are a couple more she will need to send to the attorney if she does not receive the payments. One in particular, she wants to get a lien on (lots A54, A55, A56, A58 and A59), which are owned by the same person and she has not been able to contact them. The total delinquent amount of this assessment is $750. Mike Steeno stated that he would try to track down the owner.

President Blaha thanked Marilyn for all of her hard work, with all of the property sales that have transpired in the last few months and the administrative work with the property assessments.

Marilyn asked for approval to pay bills totaling $15,355.58. These bills include our MEM insurance, director and officers insurance and property insurance ($12,216), Wallen for mowing ($565.00), Red Oak ($1,150), the audit that was just completed and IRS filing ($250), the portable toilet ($90), Val Silhavy and Sheila Frauenfelder for clearing a roadside corner ($750), checks and deposit slips ($304.24) and rewriting a check to Lisa Mahoney ($30.34). Mike Steeno made a motion to pay the bills and it was seconded by Ken. MOTION PASSED.

**Building**

Doug Leeker reported on two projects that have been approved and he is filing the paperwork. The first was the Marschuetz shed that was rebuilt and the second was the Schaabs for a wall, driveway and a roll-up ramp.

**Security**

Shelby Reneski reported that someone was speeding at a very high speed this past Monday morning at 4:30AM, on the north side, heading towards the gate. Rich Hirsch is going to pull up the gate video to determine who was speeding.

Ken Stojeba reported that he spoke to two of the kids that were using a gate code instead of their gate cards. Rich Hirsch reported that with the issuing of new gate codes for the ones being abused, there has been a reduction in usage.

**Gate**

Rich Hirsch reported that on September 12 a homeowner having a party at the community house called Rich at about 11:00am and left a message stating that if the gate was not left in the open mode, she would be giving out her business gate code for her guests to use to enter. It was determined to let her give out the code, as we were changing her code because of the previous abuse on using that code. Shelby asked if this homeowner ever requested a code for her party and Rich stated that she never requested a code, she just called an hour before the party with her ultimatum.

Rich also reported that on September 13 a man in a white GMC truck removed the gate bar at 3:05am. Roy Hummel reinstalled the bar at 8:30am.

**Maintenance**

Ken Stojeba reported that he purchased 62 tons of salt and it’s in the shed.

**LTIA**

Shelby Reneski reported that the Fall Fest is scheduled for November 7 from 2:00 until 6:00. The November dinner meeting is scheduled for November 15 and it is a Thanksgiving dinner.

**Finance**

Janet Hirsch reported that there was no new business.

**Web Site**

Janet Hirsch reported that the deadline for the next newsletter is October 20th.

**Parent’s Club**

Lindsay Christopher announced that she and others have reestablished the parent’s club. She reported that she and other volunteers would be handling the kid’s activities and a bake sale at the Fall Fest. Lindsay stated that they would be hosting the children’s Christmas party and a possible theme would be Polar Express. Items they would like to purchase are a flat screen TV and a DVD player to keep in the community house to be used for the children and LTIA events.

President Blaha asked if we could run the Charter cable line from the guard shack to the community center. Ken Stojeba announced that he would call Charter to inquire.

**Garden Club**

Rich Hirsch reported there was no new business.

**Sewer Board**

Rich Hirsch reported that in September, USIC, the people that go around and mark the sewer and other utility lines, located and marked 9 sewer lines and Rich stated that homeowners should always call to have them located before digging.

Rich also announced that he would be retiring from the Sewer Board, after nine years of service as Director/Secretary for the District. He reported that there is at least one opening on the board and the qualifications are that the candidate should have lived in the district at least one year, be at least 25 years of age, should not be delinquent in the payment of taxes and should be a voter in the district. Mark Stubits indicated that he might be interested and would attend one of the Sewer Board meetings.

**Water Testing**

No report.

**Dam Report**

Rich Hirsch reported that he would take a look at the dam tomorrow to see if there are any wet spots.

**Old Business**

President Blaha stated that he has a list of the boat docks that need to be repaired and plans to notify the owners when we lower the lake in the fall of 2016. With the water down, it will make it easier to do the repairs and the owners will have until the beginning of 2017 to make the repairs.

President Blaha reported that Janet Hirsch had asked about putting an outdoor bathroom connected to the community house. Steve stated that after talking to Rick Kardell about the plumbing expense, the heating cost and cleaning, it was decided not to pursue this idea.

President Blaha reported that in the prior meeting, a water height gage was suggested for the low area where the water sometimes comes across the road. Steve stated that he was able to print stickers that would work for that and he is looking for a place to install the gage.

President Blaha reported that for water willow treatment to contact Gary Ryan or Brian Stephens.

Steve reported that we have a bid on upgrading the electrical panel at the guard shack from fuses to circuit breakers. Rich Hirsch went over the different items in the bid. He reported that the minimum bid to replace the service with a 100-amp overhead is $1,800 and the total including all the items listed in the bid is $2,900. Rich stated that he would like to have two items in the bid completed, the outside lights and fixtures and the panel for a total of $2,200. It was decided to get another bid before making a decision.

President Blaha reported that in a prior meeting we decided to get a bid for repaving the path at the Dam. He stated that the bid total is $2,457, from Mooney Landscaping. Ken made a motion to accept this bid and it was seconded by Doug. MOTION PASSED.

President Blaha stated that someone, other than the owners, has placed fishing lines on different homeowners’ docks, and this is not allowed. He asked that if we know of anyone doing this to please tell them to remove the lines, as they can be dangerous and will not be tolerated.

**New Business**

President Blaha reported that sometimes the culverts, from the inlet, going under the road get clogged up and cause water to run over the road. The cost for a bridge would be too expensive. A swell was also considered, but this would result in the water flowing more than it is now, so this idea was rejected. A twelve-foot box culvert was another idea, but the cost for this would be $175,000 and debris would still get clogged in it too. Steve reported that after many conversations we have come up with a Phase One and Phase Two of raising the beach road. Steve stated that he had CEG Paving down and they shot a few grade levels. The first phase would be raising the pavement 8 inches from the lowest spot, which is closest to the culvert pipes and would go about 185 feet, which would be past the volleyball court. Phase two would be raising it an additional 4 inches next year. Steve stated that cost of Phase One would be $7,885. Mike made a motion to approve Phase One for $7,885.00 and it was seconded by Ken. MOTION PASSED.

President Blaha reported that the budget for 2015 had $100,000 allocated for road repair. He stated that it would be too expensive to take care of all of the roads in one year. Steve stated that he received a bid from CEG Paving to patch South Lake Shore, including the road at the end of the cul-de-sac and 22 areas on South Lakeshore Drive at a cost of $44,599. Steve said that John Dauernheim, who has been involved in this for a number of years, was interested in seeing the cost to pave ½ of South Lake Shore and the cost for that would be $129,690. This would be over our budget. Marilyn made a motion to approve the bid for $44,599 and it was seconded by Doug. MOTION PASSED.

Mike Steeno reported that he put together a construction contract with a lot of standard language because CEG Paving only presented a 1-page contract. Mike would like to include this as an addendum to CEG Paving’s contract.

President Blaha reported that cost of these two bids that we just approved is $52,484, which would leave a balance of $47,516 in the budget. Steve stated that this did not include the cost to fix the scoured out area on the lakeside of the road. He stated that it does need to be repaired and he believes it will be between $20,000 and $25,000. Steve reported that we would be getting a bid to complete this repair. With this repair, it would reduce our budget balance to $22,516 and with the Dam path repair of $2,500, will reduce the budgeted amount down to $20,016. This leaves money in the budget for culvert cleaning and ditch cleaning.

President Blaha reported that we are barely meeting our needs with the money we collect in assessments. He stated that we are going to have to look at increasing assessments. Lindsay Christopher asked if there was a different way of assessing what each resident is charged. There was discussion on the way that different subdivisions assess their residents. Mike Steeno is going to read over our current assessment policies.

Glen Orton asked about First Right of Refusal rules. He stated that no one contacted him when the house beside him was sold. Because there is a path between his property and the neighbor, the LTPOA owns the path so Glen’s property is not contiguous with his neighbor.

With no new business to discuss Ken made a motion to adjourn and it was seconded by Doug. The meeting adjourned at 8:32.