

Minutes for LTPOA board meeting October 11thth 2022

Board Members present:

Mark Stubits, Ken Stojeba, Jon Riche, Craig Jung

12 resident attended

Jon called the meeting to order at 7:00 pm

Pledge of Allegiance

Jon asked permission to dispense reading of the September 2022 minutes

Mark made a motion to approve

Craig seconded

Motion approved

Treasurer's Report

Craig read the financial report for October 2022

October 2022 Financial Report	
Cash Inflow for September	
2022/2023 assessments	\$34,801.16
Gate cards	\$25.00
Interest	\$77.18
Total Cash Inflow for September	\$34,903.34

September Bills Paid	
Charter	\$79.99
Ameren	\$121.11
A & S Protection- 124 hours	\$4,216.00
Wegman Law- Legal work	\$788.25
Travelers Insurance- Workers Comp insurance	\$916.00
Eberlin Boats & Motors- new security boat	\$18,961.00
Zumwalt Corp.- cloud subscription	\$195.00
Colburn Consulting- 6 months web hosting	\$59.70
Red Oak Landscaping- mowing 7/1 and 7/28	\$2,640.00
Parking Lot Picassos- center line stripes on the bends	\$2,100.00
Happy Grass- mowing gate - 4way, common ground & interior RDs	\$1,250.00
Jeffco Surveying- final payment on survey	\$600.00
Jim Timmersman- repairs to Parkway	\$300.00
Total	\$32,227.05

Total Cash Outflow for September	\$32,227.05
Checking Account Balance for September	\$368,499.97
Major Projects Fund 8/31/2022	\$164,313.02
Interest	\$27.01
Major Projects Fund 9/30/2022	\$164,340.03

Jon asked for motion to approve Treasury Report

Ken made a motion to approve

Mark seconded

Motion approved

October Bills to Pay	
Charter	\$79.99
Ameren	\$117.77
Red Oak Landscaping- Dam mowing 9/2	\$1,320.00
A&S Protection- 187 including 8 hours court appearance	\$6,358.00
Krieg, Lohbeck & Co- tax preparation	\$160.00
Mikey K's Portable Toilets- temp sani service	\$95.00
Zumwalt Corp- cloud subscription Aug and Sept	\$130.00
USPS- 1st class presort	\$275.00
Happy Grass- mowing and clean up maintenance shed area	\$1,250.00
Cincinnati Insurance- additional insurance for new boat	\$31.00
Total	\$9,816.76

Jon asked for approval to pay October 2022 Bills

Mark made motion to approve

Ken seconded

Motion approved

Assessments: Currently 46 residents have not paid assessments due. Late notice letters will be sent to these residents.

Building

- John Fechter – 7666 Lakemont Dr. – Lots I25 and I26 – application to replace existing deck on his home. Current deck is 50ft wide by 7ft deep. The new deck will be smaller, 13ft by 25ft. Site plans and drawings have been submitted. All dimensions are within expected lot boundaries. Currently waiting on approval from Jefferson County.

Jon asked for a motion to approve replacement of the deck as outline above contingent upon approval from Jefferson County

Ken made a motion to approve

Mark seconded

Motion approved

- Andy Kittel – 5996 N Lakeshore Dr. – Grading and installation of rock at the back of the M-N cove. The application was submitted on October 3rd and approved via email. Project is completed.

Jim Timmersman has done a large amount of work at the back of M-N cove as well – approximately 40 hours of work, clearing, removing debris, and adding settling ponds. Jim is asking the Board to entertain paying for a 50ft by 15ft section of gabion stone to be added at the end of the community property to reach the water. This request will be presented to the Board for further review.

Security

- A three wheeler was riding back and forth across the dam. Mark asked the driver to leave the premises.
- Security coverage ends October 1st.
 - Aron indicated motorcyclists are riding around the gate and not scanning a gate card. Can the arm on the gate be extended by approximately a foot and a half to eliminate motorcycles and four wheelers from doing this? Jon will talk to Rich to determine if extending the arm will exceed the weight limit maximum.
 - Aron will be serving letters from the lawyer (Bianca) to lake residents. Jon will issue Aron either a gate key card or an extended gate code to be used to access the lake for this purpose.

Gate

LTPOA report for October 11, 2022

Access Code use Sep 2022			Access Code use August 2022		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Stubits, M	115	3.8	Reed3, Nathan	146	4.7
Townsend, C	74	2.5	Stubits3, M	127	4.1
Reed, N	70	2.3	Marschuetz Jr5, Ken	80	2.6
Timmersman, J	65	2.2	Droege, Ken	78	2.5
Richars, Ericka	63	2.1	HOLLARAN111221, M	58	1.9
Faulkerson, J	62	2.1	MASEK,	57	1.8

Access Code use July 2022		
Code assigned to	Monthly Usage	Avg daily
Dierzicki, Dan	138	4.5
Droege, Ken	119	3.8
Richars, Erica	119	3.8
Marschuetz Jr, Ken	96	3.1
Stubits, M	84	2.7
Reed, Nathan	76	2.5

The most used entry code in September 2022 was issued to M. Stubits. The code was used an average of 3.8 times per day in Sep. This usage is down from 4.1 times per day in August.

N. Reed's high August usage of 4.7 times per day is down to a manageable 2.3 times per day for September due to an entry code number change.

Gate break Saturday Oct 8 at 9:57:56pm

The gate arm was broken (not just knocked off) by a tailgater behind a car let in by phone call to a northside property owner. Neither car had a front plate. Identity of driver of the second car should be available from the property owner that was called, as the two cars were probably apparently travelling together.

The gate came down on the second car & was broken. Normally the gate arm is just knocked off its mount. In this case the gate arm was actually broken. Cost to remount a gate is negligible, but to buy a new gate arm (i.e., 2-1/2" x 10' PVC conduit) is now \$70 at HD or Lowes! There is a video of the break available for viewing.

Maintenance

- New patrol boat is here! Remaining work to be done striping, horn, 'Patrol Boat' label, etc.
- Plow truck needs battery and transmission check. Ken will work on this in the next few weeks.
- Mark took skid steer out and it is working well. Stacey Dempsey will work with Mark to get the old bucket off the skid steer and put new toothed bucket on to better manage the snow.
- Mowing is complete at the maintenance shed.

LTIA

- Purchasing mobile dividers to block site of chair racks in the Community House.
- Adult Game Night – weekly – Wednesday nights from 6:30 – 8:30pm
- Fall Festival – Saturday Nov 5th
- Thanksgiving Feast – Sunday November 13th – Two people will be making turkeys. Please bring side dish.
- Chili Cookoff – Saturday December 10th – Please bring a donation for the Hillsboro food pantry (cash or non-perishable foods accepted).

Finance

No new updates

Sewer Board

No new updates

Newsletter

Articles deadline is October 20th

Dam

No new updates

Water Testing

No new updates

Old Business

- Sheila Fastnacht – 5705 N Lakeshore - lots O46, O47, and O48 – placing the house up for sale and wanted to ensure that the dock associated with these lots belonged to the Fastnacht family. Ken's research found lake documentation that Sheila's father who previously owned the property had rebuilt the dock. The request to rebuild the dock was included and approved in the 2017 LTPOA meeting minutes. There were no other claims to this dock in any other documentation. Therefore, Ken sent a letter confirming that the dock is part of the Fastnacht properties.
- Aquatic Control will provide a credit for the water treatments that the Board paid for but then were not needed. The actual amount of the credit is being calculated.
- Shea Boat Dock – H08, H09, and H10 - Ken will look through the lake documentation to determine whether the boat dock was submitted and approved through the Board. Once this is known we can determine whether the lifts are compliant.

New Business

- Steve Kottemann – provided a bid to perform repairs to the interior of the guard shack; patch holes, paint ceilings and walls, replace base boards, and other improvements.

Jon asked for a motion to approve paying Steve Kottemann \$975 to make improvements to the interior of the guard shack

Ken made a motion to approve

Jon seconded

Motion approved

- Matt Holloran provided a bid to perform culvert ditch repair, located at the top of Matt Holloran, Scott Borlinghaus, and Jon Riche's driveways on the upper tier. Water and debris consistently run across the road and generates standing water. Work includes excavation of 16 inches down both sides of the road to get water to flow in both directions, possible tree removal, rock, etc. The Board will look into getting second bids from PDS and No Limit Contracting for comparison.
- Earl Holt – C52 and C53 – This is a vacant, upper tier, 1 acre lot. Back in July the Board approved putting in a 4ft culvert and to clear a path to the back of the property. These items were completed with the addition of a gravel driveway which was not approved. Jon will send a letter indicating the first 20ft of the driveway should be paved.
- Anglers Association
 - Meeting Saturday October 22nd at 9:00am at the Community House Pavilion
 - Making plans for next spring
 - Four or five bass tournaments – including kids tournaments
 - Try to remove some of the mid-size bass from the lake by donating to the LTIA for fish fry

- Possibly use the Aquatic Control credit towards stocking the lake. Jon is waiting to hear what this amount will be and will let the Anglers Association know as soon as possible when he does.
- Looking to build more involvement in the association plus gain donations to improve the fish population of the lake.
- Joshua Rumsey – 6178 S Lakeshore – Had an aggressive encounter with a loose dog on their property. The Rumsey family has had a number of run-ins on their property with this same dog. Neighbors have also indicated this dog has attacked their dogs as well. The family feels they cannot utilize their back yard for fear the loose dog will return onto their property.
 - Asking for a variance to be able to build a fence around the Rumsey yard higher than 42” to keep the dog out.
 - Fence height is outlined as a maximum of 42” in the subdivision restrictions. The Board cannot grant a variance on subdivision restrictions. A number of similar requests have also been denied in past meetings.
 - The Board made the recommendation to work with Jefferson County and/or Animal Control to have this dog contained.
 - The Board is happy to send a letter to the dog owner or have our lawyer send a letter indicating the aggressive dog needs to be kept under control. They are also willing to send a complaint letter to Jefferson County and/or Animal Control.
 - Not sure how the dog is getting into the Rumsey yard. It has the ability to jump a 42” fence but it appears it may be digging under the fence to access the yard.
 - Jefferson County has been notified that the dog is loose and aggressive. The Rumsey’s have not received a return call from them yet.

Jon asked for a Motion to adjourn the meeting

Ken made a motion to adjourn

Craig seconded

Motion passed