

## **Minutes for LTPOA board meeting October 10<sup>th</sup> 2023**

Board Members present:

Steve Blaha, Jon Riche, Craig Jung, Mark Stubits, and Nathan Reed

7 residents attended

Steve called the meeting to order at 7:02 pm

Pledge of Allegiance

**Steve asked permission to dispense reading of the September 2023 minutes**

**Mark made a motion to approve**

**Jon seconded**

**Motion approved**

### **Treasurer's Report**

Craig read the financial report for **October 2023**

<b>October 2023 Financail Report</b>	
<b>Cash Inflow for September</b>	
2023/2024 assessments	\$36,578.40
Interest	\$253.26
<b>Total Cash Inflow for September</b>	<b>\$36,831.66</b>

<b>September 2023 Bills Paid</b>	
Charter	\$89.99
Ameren	\$131.96
Red Oak Landscaping- 8/30 Dam mowing	\$1,320.00
A&S Protection- 172 hours	\$5,848.00
Colburn Consulting- 6 months of web hosting	\$59.70
Steve Blaha- postage for newsletter	\$231.00
A Printing, Inc- printing of newsletters	\$343.25
Zumwalt- 6 months cloud subscription	\$450.00
Wegmann Law- attorney fees	\$635.50
Wood Den- signs	\$1,367.48
Travelers Insurance- workers comp	\$865.00
Happy Grass- mowing and weed removal	\$1,470.00
Janet Hirsch- address labels for newsletters	\$30.54
<b>Total</b>	<b>\$12,842.42</b>

<b>Total Cash Outflow for September</b>	<b>\$12,842.42</b>
<b>Checking Account Balance for September</b>	<b>\$475,285.58</b>
<b>Major Projects Fund 8/31/23</b>	<b>\$165,713.51</b>
Interest	\$156.63
<b>Major Projects Fund 9/30/23</b>	<b>\$165,870.14</b>

Steve asked for motion to approve September 2023 Treasury Report

Jon made a motion to approve

Mark seconded

Motion approved

<b>October 2023 Bills To Pay</b>	
Charter	\$89.99
Ameren	\$128.74
Red Oak Landscaping- Dam mowing 9/29/23	\$1,320.00
Wegmann Law- Legal	\$635.00
A&S Protection- gas and 197 hours	\$6,752.79
Happy Grass- mowing	\$1,245.00
<b>Total</b>	<b>\$10,171.52</b>

**Steve asked for approval to pay October 2023 Bills**

**Jon made a motion to approve**

**Nathan seconded**

**Motion approved**

### **Building**

1. Dan Ewen – M11B & M12 – Construction on new home will begin in November 2023. Dan had blueprints available at the meeting for questions. All approvals have been obtained. Dan will set up a gate code for the construction project.
2. Earl Holt – C52 & C53 – Working on a site to build a new home. He has submitted a permit for the work that has been done and a revised permit for additional items. The site is large enough to meet the requirements for a new home. A (50 x 50ft) concrete slab as well as retaining walls will be constructed in preparation to build the house. Drawings for the house will be submitted to the Board for approval when available.

**Jon made a motion to approve the site work to be done in preparation to build the house as outlined in the application**

**Nathan seconded**

**Motion approved**

3. Steve Blaha – A36 & A37A – Adding a garage contiguous to the house (24 x 30ft). Steve presented an application to the Board for review at the meeting. After discussion it was

determined that Steve may need a variance from Jefferson County regarding the setback for the front and/or side boundary for the project on Fairview Dr. Steve will take the plan to Jefferson County to resolve the variance question. If a variance is needed, the Board will provide an approval letter to Jefferson County indicating the LTPOA is fine with the variance that Steve requires.

**Jon made a motion to approve the application as submitted contingent upon final approval by Jefferson County after the variance process is complete**

**Mark seconded**

**Motion approved**

### Security

1. Aaron – An additional 4 hours was added to the guards time record for time spent in court in regard to an incident that happened back in May. The guards were defending a case where a girl was being pulled into a car without consent.
2. Thank you to Aaron and his staff for the good job done in 2023.

### Gate

## LTPOA report for October 10, 2023

Access Code use Sep 2023			Access Code use Aug 2023		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Reneski3, C	204	6.8	Reneski3, C	166	5.4
MarschuetzJr5, Ken	124	4.1	HOLLARAN111221, M	112	3.6
HOLLARAN111221, M	123	4.1	MASEK,	72	2.3
LEIWEKEME, ME	71	2.4	Stubits3, M	67	2.2
Wilson3, Tim	66	2.2	MarschuetzJr5, Ken	60	1.9
Dierzbicki, Dan	62	2.1	Kustra3, M & K	57	1.8

Access Code use July 2023			Access Code use June 2023		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Holloran11121	110	3.5	Holloran11121	155	5.2
Reneski3, C	83	2.7	Stubits3, M	140	4.7
Schweiss2, Sue	59	1.9	Reneski3, C	131	4.4
MarschuetzJr5, Ken	58	1.9	MarschuetzJr5, Ken	103	3.4
Shea2, M	58	1.9	Dierzbicki, Dan	73	2.4
Stubits3, M	58	1.9	LEIWEKE, ME	62	2.1
			Schenk2, C	62	2.1

### Gate break, Sep 13, 2023

The gate was knocked off its mount on Sep 13, 2023 at 4:34pm by a truck entering the subdiv that had a badly positioned pole mounted on a ladder rack on top of the truck.

The truck had no front license plate & gained entry via a phone call to a property owner. Seems like the incident was unintentional. There exists a 5sec video of the break.

The gate bar was replaced ~6pm by a guy with tools. This guy should be thanked. It's not easy to replace the bar when the gate is in the closed (horizontal) position.

### **Maintenance**

1. Mark's report
  1. Put air in the skid steer tires.
  2. We need to get salt for the road, Ken to handle.
  3. Battery needed for the truck.
  4. Working on getting a new mounting plate on the skid steer for a new bucket.
  5. Cut grass and trees around the maintenance shed.
  6. One pane on maintenance door glass is broken. This is a double glass pane and the second pane is still intact. Will look into getting a solid door.
  7. Cans have been collected and are ready to be turned in for recycle.
  8. Need to get the patrol boat out of the water.

Boat trailer tire has been replaced. Thank you Dave Kaucher

### **LTIA**

1. Happy Hour – October 14<sup>th</sup> – Start 5:30pm – Bring an appetizer
2. Trunk or Treat – Halloween Night Oct. 31<sup>st</sup> – 6:00pm
3. Thanksgiving Dinner – November 12<sup>th</sup>
4. Chili Cookoff – December 9<sup>th</sup> – Start 5:30pm
5. Not having a Fall Festival this year.
6. There were 27 rentals of the Community House this year.

### **Finance**

#### **Sewer Board**

#### **Newsletter**

#### **Dam**

#### **Water Testing**

1. Joe Day performed last water testing for the year a couple of weeks ago. The water quality remains very good. Joe will provide a proposal for next year's water testing within a couple of months. The proactive water testing every two weeks seems to be a good approach that we hope to continue next year.

### **Old Business**

1. Fish
  1. Peter Rola has been in contact with an outside fish expert regarding the plan for improving the fish population. The consultant agrees with the Aquatic Control fish report that was generated from data gathered during the shocking of the fish. The main result being that we need to harvest large mouth bass that are less than 14 inches long.
  2. Need to schedule more bass tournaments to aid in the harvest of the large mouth bass. Possibly meet early in the year to set up tournament dates for the upcoming year. Expand fishing tournaments to a weekend timeframe. Possibly set up cash prize for winners of the tournament.
  3. Look into hiring Wes at Aquatic Control to determine places to build and improve fish habitat.
  4. Call Missouri Conservation for ideas on how to dispose of the harvested fish.
2. The new sign at the entrance looks great! Thanks for coordinating Jon!

#### **New Business**

1. There is a map available of fish beds that have been generated in the past.
2. It has been noted that there is a new driveway at the Ricotta property that does not include a culvert. Steve indicated that there is a plan in place to replace the old culvert with a new one so the assumption is that the new one will be added in the future.
3. Concern was expressed over lowering the lake given the dry summer has generated very low water levels and lowering the lake could possibly impact the integrity of the water and algae within the lake. Can the Board look into potential impacts of lowering the lake every five years?
4. Are there a lot of unpaid assessments? Steve will ask Shelby. October 1<sup>st</sup> is the date the lawyer is contacted to get ready to send delinquent letters.

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

**Mark made a motion to adjourn**

**Jon seconded**

**Motion passed**