LTPOA Minutes November 14, 2017

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

At 7:05 pm, President Steve Blaha called the meeting to order. There were 2 residents in attendance, all stood and recited the Pledge of Allegiance.

President’s Report

President Steve Blaha welcomed everyone who attended.

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. Ken Stojeba made a motion to approve the minutes and it was seconded by Doug Leeker. MOTION PASSED.

Treasurer’s Report

Shelby Reneski was unable to attend, so Jon Riche read the financial report for October 2017. There was a cash inflow total of $11,191.24 which included $11,161.03 from assessments, $15 from gate cards and $15.21 from interest. The checking account balance is $123,107.52. The Major Projects Fund has an account balance of $203,122.13 as of September 30, 2017. Interest accrued in the amount of $86.26, leaving a balance of $203,208.39 as of October 31, 2017.

Jon read Shelby’s report of bills to pay in November and asked for approval to pay bills totaling $5,005.74, which included GCI Security ($246), Ameren Utilities ($111.56), Red Oak Landscaping for dam cutting in October ($1,150), Charter ($59.99), Sheila Frauenfelder for painting and staining the sales office ($76.17), 6 months of Mickey’s Portable Toilets ($540), Ken Stojeba for new battery in plow truck and 2 year tag renewal ($151.50), Triple C Lawn Care to mow and trim around roads ($587.40), Triple C Lawn Care for NLS/SLS mowing on 10/5 & 10/19 ($810.60), Ken Stojeba - reimbursement for snow plow repair ($296.52) and payment of Workman’s Compensation policy, which was held over from the previous month to research the policy ($976).

There was discussion regarding the breakdown of the payments to Triple C and it was decided to ask to further clarification before making these payments.

Mike Steeno made a motion to approve paying the bills, with temporary exception of the Triple C payments, and it was seconded by Ken Stojeba. MOTION PASSED.

Shelby’s report included a question regarding placing liens on 22 properties that have not yet paid their 2017/2018 assessments. The board agreed to hold off and revisit at the next meeting.

Building

Doug Leeker reported on a new home application for Rene Hickinbotham, lots C37, C38 and C39, which add up to 1.37 acres per survey. Doug has viewed the sites and passed out blue prints and plot plans for review. The proposed home meets minimum square footage requirements. Doug asked the board to allow construction, contingent upon final approval from Jefferson County. Ken Stojeba made the motion and it was seconded by Jon Riche. MOTION PASSED.

Doug discussed the four bids received for the improvement of the clubhouse patio project. The most competitive bid was Holloran Contracting which was the least expensive and contained additional items not included in other bids. Doug’s recommendation was to go with the Holloran Contracting bid which included: excavation and removal, terraced grading for new landscape, new short wall, 5 inch thick patio, sidewalk and BBQ area patio. Doug described the landscape plan for after the concrete work is completed. Multiple bids were also obtained for the landscaping. Doug recommended the bid from Shelton Landscaping. The bid included several plantings, boulders, creek rock, mulch and 3,750 square feet of sod in front of the patio area.

There was prolonged discussion regarding the current budget for the project, as well as completing all aspects of the project at once versus completing it in stages. A budget savings was noted due to a less expensive project involving the lake front retaining walls and not having to remove silt from the creek inlet. The board discussed numerous benefits of proceeding with the entire patio project all at once. Primarily, all other budgetary necessities for the remainder of the year have been covered. The total cost of the project would be less if the contractors can complete all phases at the same time. Several board members felt if we attempted to complete the project in phases, there would be an unfinished look for a long period. There was also a concern that the project might not ever get fully completed, leaving the patio area incomplete and awkward. The location of the clubhouse at the entrance to our development means that is highly visible by all residents and guests. The immediate, improved appearance of the clubhouse would create a more positive impression of the development as a whole, resulting in more favorable property values. The board decided that the full completion of the patio project was in the best interest of the lake and its residents.

Doug Leeker made a motion to move forward with the full scope of the project including the bids from Holloran Contracting and Shelton Landscaping and the motion was seconded by Ken Stojeba. MOTION PASSED.

Steve thanked Rick Hannick for all his assistance, along with Doug, in planning and preparation for the project.

Security

No report

Gate

Rich Hirsch was unable to attend so Jon Riche read his gate report. The UPS and FedEx codes were checked over the past month due to an increase in usage. On multiple occasions it was noted that the codes were used by non-UPS and non-FedEx vehicles. Rich stated these codes have been the same for 3 years and recommended changing both codes.

Mike Steeno made a motion to change the codes for UPS and FedEx and it was seconded by Doug Leeker. MOTION PASSED.

Maintenance

Ken asked the board to approve the purchase of a preventative rust treatment for the salt truck. The cost was estimated not to exceed $150. Ken Stojeba made a motion to approve and it was seconded by Jon Riche. MOTION PASSED.

Finance

No report

Web Site

The deadline for the next newsletter is December 20, 2017

Sewer Board

No Report

Dam Report

No report

Old Business

Steve Blaha noted the TAA has placed some of the new fish habitats in the lake. Also, 800 Walleye and 12 sterile grass carp have been released.

New Business

Jon Riche asked the board if they would entertain replacing some of the signage and posts at the gate entrance.

After discussion, Jon agreed to research some options for the signage in the area.

Adjourn

With no further business to discuss, Ken Stojeba made a motion to adjourn and it was seconded by Mike Steeno.

The meeting adjourned at 8:19 pm.