

## **Minutes for LTPOA board meeting November 12<sup>th</sup> 2024**

Board Members present:

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

Steve called the meeting to order at 7:00 pm

8 resident in attendance

Pledge of Allegiance

**Note: SEPTEMBER MEETING WAS CANCELLED.**

Steve asked permission to dispense reading of the October 2024 minutes

Jon made a motion to approve

Mark seconded

Motion approved

### **Treasurer's Report**

Craig read the financial report for **November 2024**

<b>November 2024 Financial Report</b>	
2024/2025 assessments	\$13,961.96
Gate cards	\$45.00
Trailer rental	\$50.00
Interest	\$218.73
<b>Total Cash Inflow for October</b>	<b>\$14,275.69</b>

<b>Total Cash Outflow for September</b>	<b>\$50,651.55</b>
Checking Account Balance for September	\$518,066.76
Major Projects Fund 8/31/24	\$167,631.03
Interest	\$158.01
<b>Major Projects Fund 9/30/24</b>	<b>\$167,789.04</b>

**Steve asked for a motion to approve the October 2024 Treasury Report**

**Ken made a motion to approve**

**Jon seconded**

**Motion approved**

<b>October Bills Paid</b>	
Charter	\$129.99
Ameren	\$129.36
A&S Protection- 164 hours	\$5,740.00
All In One Construction- Gabian rock channel drain overflow	\$2,900.00
Mickey K's Portable Toilets- 6 months rental	\$660.00
Wegmann Law- legal	\$163.45
Steve Kottemann- circle gravel, Dam brush, maint. yard & along comm house	\$2,385.00
LRB Engineering & Land Surveying- engineering services for dredging disposal	\$1,750.00
Happy Grass- mowing	\$480.00
<b>Total</b>	<b>\$14,337.80</b>

**Steve asked for a motion to approve the November 2024 Treasury Report**

**Jon made a motion to approve**

**Nathen seconded**

**Motion approved**

<b>November Bills To Pay</b>	
Charter	\$129.99
Ameren	\$120.70
Cincinnati Insurance-commercial and autos	\$18,358.00
Cincinnati Insurance- management liability	\$2,266.00
Happy Grass- mowing and road clean up	\$595.00
USPS- presort fee	\$350.00
Jon Riche- gates for entrance	\$425.09
Safety Line- road stripes	\$2,350.00
Red Oak Landscaping- mowing 10/4/24	\$1,320.00
Krieg, Lohbeck & Co, CPA's- tax returns	\$195.00
<b>Total</b>	<b>\$26,109.78</b>

**Steve asked for a motion to approve payment of October 2024 Bills**

Nathen made a motion to approve

Jon seconded

Motion approved

### Building

- Mike Goedeker – B11 – 7746 Meadow:
- Notes from October 8th meeting regarding this application: Install 26' X 16' concrete patio at waterfront. Install 6' X 16' dock and possibly 2 boat lifts. Construction will be performed by JLS.
- Board decision: Installing the 26' X 16' concrete patio would significantly increase the size of the existing patio and extend the patio area beyond the common ground into the lake. Therefore, this portion of the application is being refused. The Board indicated that if the application was amended to "constructing a new patio in the existing position and existing dimensions, adding a 6' X 16' boat dock off the seawall with a boat lift on each side of this dock" then this application would be approved. Other options such as building the new larger patio further back into the common ground were also presented. Discussion regarding this application is ongoing.
- Update in November 12th meeting - the Board met with Mike and after further discussions the application was amended to the following:

Install 26' X 16' concrete patio at waterfront. Install 9' X 12' dock. The concrete portion that extends out into the water is attached to the dock. The patio section of the patio will run along the shoreline. Construction will be performed by JLS. Check on the approval of 2 boat lifts.

Nathen made a motion to approve the November 12th updated application as outlined above

Mark seconded

Motion approved

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- Mike and Jane Durnin - 6213 S. Lakeshore Drive - F01 & F02 - Add a 20ft seawall to connect to the seawall being added at the neighbor's house. The seawall will match the color and material being used for the neighbor's wall. Also add a patio the same size as the seawall (18 or 19 feet) which will extend 12 foot back into the yard.

Nathen made a motion to approve the work as outlined in the Durnin application above

Mark seconded

Motion approved

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- Daniel and Kimberly Dickinson - C01 - C03 - 7840 Mohawk Trail – Rebuild deck sized 14'X 23'. Jefferson County permit regarding surrounding boundaries pending.

Nathen made a motion to approve work to the deck as outlined in the Dickinson application dependent upon Jefferson County approval

Jon seconded

Motion approved

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Applications approved by email:

- Nathen Reed - E15 thru E17 - 6223 S. Lakeshore - Add 50' seawall. The new seawall will have the same color and sizing as the existing seawall.
- Mike Goedeker - B11 - 7746 Meadow Dr. - Adding a shed that will be attached to the house.
- Rick Boese - F17 thru F19 - 6139 S. Lakeshore - Adding a seawall that will span from one side of the property to the opposite side of the property.
- John and Lisa Coyle - F03 thru F05 - Replace existing dock and add 96' of seawall.
- James Sievers - M15 thru M18 - 6084 N. Lakeshore - Replace existing seawall and continue new seawall to meet with the neighbors seawall.
- Purchase of a used boat lift for the patrol boat for \$5,490 from JLS.

Security

- A FBM truck knocked out the entrance extension gate. FBM will pay approximately \$255 to replace the gate. The estimated delivery date for the gate is 11/22. In an effort to save on future expenses two gates were ordered. The Board paid for the second gate that will also be delivered on 11/22 and then stored for future use.
- Kids were riding their dirt bikes on the ground exposed by dropping the lake level. Mark handled this situation.

Gate

## LTPOA report for November 12, 2024

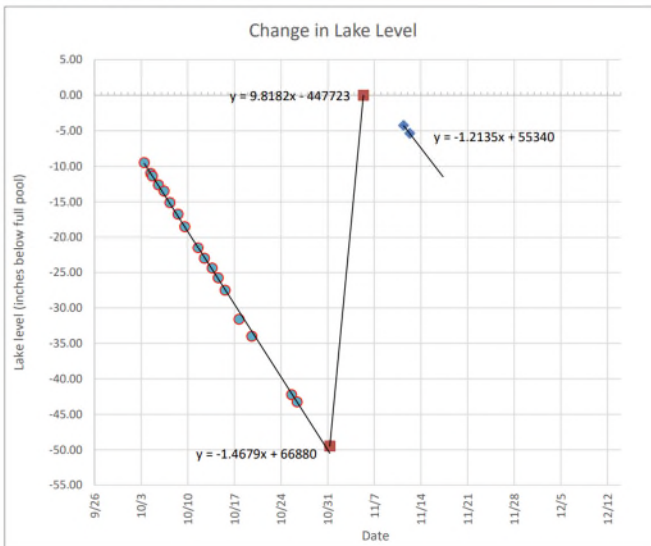
Access Code use Oct 2024			Access Code use Sep 2024		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Schenk2, C	126	4.06	Fendler2, D	108	3.6
Pearman3, Mike	117	3.77	Ewen3, Dan	92	3.1
Harber2, John	105	3.39	Fechter, John	78	2.6
Fechter, John	86	2.77	Matzger, Steve	73	2.4
Ewen3, Dan	83	2.68	Stojeba3, Ken	69	2.3
Matzger, Steve	79	2.55	Harber2, John	67	2.2

Access Code use Aug 2024			Access Code use Jul 2024		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Stubits3, M	115	3.8	Holloran090523, Matt	176	5.7
Fechter, John	113	3.8	Timmersman2, J	150	4.8
Ewen3, Dan	91	3.0	Mangum J	103	3.3
Harber2, John	87	2.9	Dierzicki, Dan	97	3.1
Pearman3, Mike	85	2.8	Stubits3, M	74	2.4
Mangum J	84	2.8	Reed4, Nathan	68	2.2

For Oct 2024, high entry-code usage winner was C Schenk. Daily usage was 4.06 times per day. Mr. Schenk has not previously had usage above 3. In second place was M Pearman with a daily usage of 3.77 times per day.

### Siphon update: It's like Oct 3, 2024 all over again

Due to a monumental rain event in early Nov that caused the lake to return from minus 4ft to "full pool" (FP), the lake level is now about 5 inches below FP. Here's the graph:



Fortunately, the siphon was NOT turned off after the -4ft level was reached. Since the siphon lowers the lake level at ~1.5

### Maintenance

- The man door on the old shed needs the sill and lower frame repaired. This would help mitigate water that flows into both sheds. Steve Kotteman will look at the door and provide an estimate to Steve for the work that needs to be done.
- The Bobcat has been started and run to ensure it is working.
- The line is still down along N. Lakeshore (possibly AT&T line).
- There is a large amount of gravel that washes out onto N. Lakeshore Dr. in front of James Miller's driveway (6233 N Lakeshore, K66 thru K69) when it rains. The Board will send a letter to ask that the rock be cleared from the road. If it is not cleared, the Board will hire the job out and bill the Miller's for the work.

### LTIA

- 2024 Community House rentals have earned \$6,400.
- The Turkey dinner was very successful; 30+ people attended.
- Chilli Cookoff - Dec. 15th

- 23 Rentals in 2024 and 3 rentals already booked for 2025.
- New kitchen flooring and appliances have been added to the Community House.
- Kim Carey and Gail Lents will be leaving the LTIA Board as of December 31, 2024. Brooke Reed has volunteered to join the Board and will help with Excel programs.
- There are currently 72 LTIA members.
- Steve Kottelman will be hired to decorate the Sales Office for the Holidays. It involves hanging a large wreath and lights.

**Jon made a motion to hire Steve Kottelman to decorate the Sales Office for the Holidays**

**Steve seconded**

**Motion approved**

#### **Finance**

#### **Sewer Board**

#### **Newsletter**

#### **Dam**

#### **Water Testing**

#### **Old Business**

- Joe Day indicated we don't need to add more carp into the lake for the next two years. We are waiting to allow the carp that have already been placed in the lake to age. After the two year period, we will begin adding 50 carp every year.
- Bianca has sent a letter to Dale Farwig regarding the poor condition of his swamped boat. Mr. Farwig has indicated that the leak has been fixed and the boat will be drained such that it will be back in shape by the time the lake water levels return to full pool. Jon is working with Bianca to develop water rule language indicating residents need to keep boats in working order. Once the rules are determined the Board will vote to have the rules instated.
- The lake will continue to use Waste Management trash service.
- The area in front of and around the Community House needs to be weeded and trimmed. Steve Kottelman will conduct this work for approximately \$200. Ongoing it has been suggested to hire Steve to conduct this service on a monthly basis for approximately \$75 per month (could vary given it will be billed based on number of hours worked)

**Jon made a motion to approve hiring Steve Kottelman to perform weeding and trimming to clean up the current condition of the Community House grounds for \$200 and also to perform ongoing maintenance of the grounds on a monthly basis.**

**Nathen seconded**

**Motion approved**

**New Business**

**None**

**Mark made a motion to adjourn**

**Jon seconded**

**Motion passed**