

Minutes for LTPOA board meeting Dec 14th 2021

Board Members present:

Steve Blaha, Jon Riche, Craig Jung, Doug Leeker, Mark Stubits

2 resident attended

Steve called the meeting to order at 7:00 pm

Pledge of Allegiance

Presidents Report

Steve asked for permission to dispense reading of the September minutes

Jon made motion to approve

Mark seconded

Motion approved

Treasurer's Report

Jon read the financial report for September 2021

December 2021 Financial Report

Cash Inflow for November

2021/2022 Assessments	\$7,590.00
Gate cards	\$15.00
Interest	\$7.89
Total Cash Inflow for November	\$7,612.89

November Bills Paid

Ameren	\$101.31
Charter	\$79.99
Phone.com	\$20.98
Steve Blaha- gas for the snow plow truck	\$88.02
Red Oak Landscaping- mowing of the Dam 10/09/21	\$1,100.00
Happy Grass- mowing	\$320.00
Janet Hirsch- gate supplies	\$83.09
Krieg, Lohbeck & Co, CPA's- taxes	\$145.00
Snow Pro- Truck and plow repairs	\$833.58
Wegmann, Eden- legal bill for demand letters for assessments	\$1,800.00
Total	\$4,571.97

Total Cash Inflow for November	\$7,612.89
Total Cash Outflow for November	\$4,571.97
Checking Account Balance for November	\$319,544.04
Major Projects Fund 10/31/2021	\$164,158.46
Interest	\$13.49
Major Projects Fund 11/30/2021	\$164,171.95

December Bills To Pay	
Charter	\$79.99
Ameren	\$111.21
Phone.com	\$20.98
Janet Hirsch- microphone and cable for camera	\$108.95
Shelby Reneski- stamps	\$23.20
Ken Stojeba- SnoPro and Ellis Battery	\$214.54
Signature Streetscapes- 1/2 cost of sign	\$2,900.00
Recorder of Deeds- filing of liens	\$564.65
Michelle Worth Collector of Revenue- taxes	\$1,304.44
Aquatic Control- 500 grass carp	\$4,423.23
Total	\$9,751.19

Jon asked for approval to pay November Bills

Doug motion to approve

Mark seconded

Motion approved

Building

- 5891 South Lakeshore Drive
 - Schaabs
 - Screened porch on existing deck
 - Approved
- 6195 North lakeshore Drive
 - Carreiro
 - Build a lean to-roof adjoined to existing structure
 - Doug Motion to approve
 - Jon seconded
 - Approved pending Jefferson County permits

- 6415 South Lakeshore Dr
 - Brda
 - 12 ft wide x 50 ft long x 3ft high retaining wall to form additional parking
 - Jon motion to approve
 - Craig seconded
 - Motion approved
 - * Mark Abstained*
- 5883 North Lakeshore Dr
 - Miles
 - House removed 3 – 4 years ago
 - Need approval to allow architect to design and Jefferson County permits
 - “Allow to build new construction home pending Architectural plans and Jefferson County permits”
 - Jon Motion to approve
 - Mark Seconded
 - Motion approved
- . Doug reached out to Shea and he apologized and said he will take care of it early next year.

Security

- Gate knocked off on 12/13 need to check camera
- Dec 5th police tried to get in gate using Sirens and failed

Gate

LTPOA report for December 14, 2021

Access Code use Nov 2021			Access Code use Oct 2021		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
M_Holloran101619	317	10.6	M_Holloran101619	241	7.8
K_Beckmann	117	3.9	House_Community2	125	4.0
Ken_Stojeba3	87	2.9	J_Timmersman	100	3.2
J_Deroode	61	2.0	K_Beckmann	87	2.8
Mike_Steeno	43	1.4	Ken_Stojeba3	77	2.5
_MASEK	39	1.3	Steve_Carey2	75	2.4

Access Code use Sep 2021			Access Code use Aug 2021		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
M_Holloran101619	194	6.5	Mike_Steeno	27	0.9
GCI_GUARD	129	4.3	Steve_Matzger	25	0.8
R_Williams	95	3.2	Ken_MarschuetzJr5	22	0.7
Ken_MarschuetzJr5	60	2.0	MASEK	16	0.5
Ken_Stojeba3	46	1.5	Ed_Mitchell	13	0.4

The most used access code in November 2021 was issued to M Holloran, which was used an average of 10.6 times per day in Nov and an average of 7.8 times per day in Oct. Mr Holloran has been issued a new code & his old code expired Nov 30.

Second most used code was issued to K Beckman, which was used an average of 3.9 times per day in Nov & 2.8 times per day in Oct.

It is highly recommended that Mr Beckmann be contacted to determine if this high access code use can be explained. If the code has escaped, his current access code should be cancelled and a new access issued. Please let me know if/when the current access code should be cancelled and what the new code should be. (Alternatively, I can select a new Access Code.)

Other than that, there were no access codes used in Oct that exceeded an average of more than 2 times per day that did not have an explanation. (We usually ignore an average usage of < 2.)

Steve Contacted Mr. Beckman and was told brother moved in and construction – Code has been cancelled

Gate Report part 2:

A new Siren Operated Sensor is needed

Stated simply, we need a new Siren Operated Sensor for the gate. Old one from 2010 doesn't work anymore. New one is about \$550 from the manufacturer, or \$263.33 from Apollo Gate Openers.

As you may know, recently the gate is opening by itself. The gate computer keeps track of why this happens & lately, the gate comp says it's due to a detected siren. Based on looking at gate videos when the gate arm rises due to "siren detected", there is no source for this siren.

I changed the drive belt recently and maybe there are more squeaks & rumbles inside the ingate enclosure that are interpreted by the siren sensor as a siren.

In any case, I removed the siren sensor Dec 10 & took it home to test it & see if it was set up correctly. I could not get the sensor to work right. The good news is that it worked for 11 yrs. (It was purchased in 2010.)

Janet talked to fire Chief Peters & he said that Goldman Fire uses the siren sensor at LT and at Lake Lorraine. It is also used whenever responders come in from other districts, like Antonia or Cedar Hill. He said that when we get the new unit he will send a Goldman Fire vehicle here so we can set up for the best location to place the sign that says "Activate Siren."

An updated unit is about \$265 online. I want to get one with a remote mic this time so the mic can be mounted on the surface of the gate enclosure, rather than inside it.

I've attached a doc below that describes the unit.

If or when we purchase a new Tele Entry System (TES) the siren sensor we buy will work with the new TES also.

We recommend getting the upgraded siren sensor.

Jon made a motion to approve spending up to \$1000 on new siren system

Doug Seconded

Motion approved

Gate Report part 3:

Gate Camera: Increased Resolution & Repositioning

During November I swapped the Boat Ramp camera with the Gate camera. The reason for this is that the Boat Ramp camera has a higher resolution & audio support versus the older Gate cam. In my opinion it is more important that the Gate cam have higher performance than the Boat Ramp cam. Now the Gate cam has a resolution of 8.3 megapixel (4K) at 25/30 fps with audio & the Boat Ramp cam has a resolution of 5 megapixel resolution at 12 fps without audio.

I also tinkered with the gate cam to improve video coverage. I extended the board the cam is mounted on, so the cam now captures more of the roadway & less of the guard shack roof. The difference is shown below:



Above shows quite a bit of guard shack roof at right. Pic shows pre-Nov 30 image with P1448 cam.



Repositioned cam shows less guard shack roof. Pic shows post-Nov 30 view image with P1448 cam.



At left is a shot using the old, lower resolution P1427 cam. Old cam captured images with a different aspect ratio, hence the field of vision is narrower.

P1427 (old cam) max video resolution: 2592x1944 (5 megapixel, 4:3); Max frames per second: 25/30

P1448 (new cam) max video resolution: 3840x2160 (8.3 megapixel, 16:9); Max frames per second: 25/30



Photo above shows position of P1448 cam pre-Nov 30. This position showed a large portion of the guard shack roof in the video.



Photo above shows position of P1448 cam post-Nov 30. This position minimized showing the guard shack roof in the video.

Maintenance

- Plow truck maintenance complete.
- Salt on order.
- Light on truck needs to be replaced \$50
 - Jon made motion to approve
 - Craig seconded
 - Motion approved
- Get bids to replace fence in front of community house out of composite/maintenance free materials
 - Steve will look into getting bids and options

LTIA

- New Board
 - Effective after 1st of year
 - Gail Lents
 - Jan Carreiro
 - Kim Carey
- 1st meeting planned 2nd Saturday in January (tentative date)
- Move dinner meeting to Saturday afternoon/evening instead of Sunday evening
- Barb Rohm won chili cookoff

Finance

No new updates

Sewer Board

No new updates

Dam

No new updates

Old Business

- Shelf has been installed at bus stop for library and books will be gathered to place in there.
- Guard Shack upgrades and bids came in
 - Concrete to cut and replace \$2800
 - Frame area for air conditioner \$325
 - Vinyl siding and fascia \$3450
 - Misc other costs
- Total bid of \$9045
- Discussion to rebuild new
 - Bids will be sought out for new construction of Guard Shack

- Aquatic Control – Mike Whittaker will be sending invoice for lake treatment of pond weed in January, prepay early to get a \$540 discount. Will give them the ability to buy chemical ahead of time.
- Hard figures on sign proposal discussed last month
 - 3 No loitering signs
 - 22 speed limit signs
 - Replacement notice sign
 - All poles and caps

Total \$5867.50

- Jon made motion to approve signage costs
- Mark Seconded
- Motion approved
- 2023 Restrictions
 - The new document for renewal of the restrictions is ready. Need to send out a mailer explaining the process to get signatures.
 - Signature page approved by Bianca and ready to go out.
 - Need a Notary that is not affiliated with the lake in anyway.
 - Board to make a few suggestions on where they can go to get notarized
 - Plan Saturday events and have Notary available
 - Annual meeting have a Notary available
 - If property changes hands and has already filled out the paperwork no need to get new owners to fill out paperwork again.
 - Put in newsletter explaining mailer will be sent shortly
 - Mailer will be sent out with all documents and instructions
 - Spreadsheet created by Janet Hirsch
 - Craig will work with the spreadsheet to output onto documents
- Letter sent to Ray Bourbon to remove tree
- Start to discuss with adjacent land owner (outside of lake) about buying/using land for dumping of dredging from the lake
 - Mike Rinehart is willing to assist us in talking to them
 - Can we get some aerial map or plots to discuss with them for an actual discussion
- Lien letter will be sent to delinquent assessment payments
 - Ken will provide
- Patrol Boat
 - Take to Inland marine for full evaluation to see if new motor is needed – waiting on Ken to arrange
 - Steve will have options at next meeting

New Business

- Work done behind the community house to remove ivy from building and rock 4-8ft out, maintenance free from this point on.
- 8 ft wide section would be \$2400 – “Meramec Gravel”
 - Doug made motion for Happy grass to complete the work
 - Jon Seconded
 - Motion approved
 - *Mark Abstained*

Steve asked for a motion to adjourn the meeting

Jon made a motion to adjourn

Doug seconded

Motion passed