

## **Minutes for LTPOA board meeting December 13th<sup>th</sup> 2022**

Board Members present:

Steve Blaha, Mark Stubits, Ken Stojeba, Jon Riche, Craig Jung

4 residents attended

Steve called the meeting to order at 7:00 pm

Pledge of Allegiance

**November meeting was cancelled so no meeting notes to be read.**

### **Treasurer's Report**

Jon read the financial report for November 2022

<b>December 2022 Financial Report</b>	
<b>Cash Inflow for November</b>	
2022/2023 assessments	\$1,347.96
Interest	\$101.07
<b>Total Cash Inflow for November</b>	<b>\$1,449.03</b>

<b>November Bills Paid</b>	
Charter	\$79.99
Ameren	\$113.27
Cincinnati Insurance- Mgmt liability 11/2022-10/2023	\$2,039.00
Mickey K's Portable Toilets- 6 months rental	\$570.00
Zumwalt Corp.- cloud subscription for October	\$75.00
Andy Kittel- rock & equipment rental for parkway	\$1,200.00
Happy Grass- mowing	\$970.00
Cincinnati Insurance- commercial including auto 2022/2023	\$14,125.00
Red Oak Landscaping- mowing the Dam 10/1/2022	\$1,320.00
Ken Stojeba- boat supplies, gas and shed supply	\$171.87
Peter Rola- cancellation fee for the Shad	\$353.00
<b>Total</b>	<b>\$21,017.13</b>

<b>Total Cash Outflow for November</b>	<b>\$21,017.13</b>
<b>Checking Account Balance for November</b>	<b>\$360,570.18</b>
<b>Major Projects Fund 10/31/2022</b>	<b>\$164,393.16</b>
Interest	\$73.19
<b>Major Projects Fund 11/30/2022</b>	<b>\$164,466.35</b>

Jon asked for motion to approve Treasury Report

Ken made a motion to approve

Mark seconded

Motion approved

<b>December Bills to Pay</b>	
Charter	\$79.99
Ameren	\$129.99
Zumwalt Corp.- cloud subscription for November	\$75.00
Wegmann Law Firm- legal	\$222.25
Michelle Worth Collector of Revenue- personal prop taxes	\$525.52
Michelle Worth Collector of Revenue- Real Estate taxes	\$732.29
Ken Stojba- plow truck parts and gas	\$249.57
<b>Total</b>	<b>\$2,014.61</b>

Jon asked for approval to pay October 2022 Bills

Mark made motion to approve

Ken seconded

Motion approved

### **Building**

- Shea – H08, H09, H10 – Mike applied to move the dock 50ft from the existing dock. This location could potentially cause future issues for the residents at the back of the cove if a larger pontoon boat was moored to the dock. Jon talked to Mike Shea to ask if it would be possible to move the dock 35ft from the existing dock in order to eliminate this concern. Mike Shea indicated he would stake out the new dock location and discuss with the co-owners of the property. He will then let the Board know their decision.

- Holt – C52, C53 – submitted an application to remove the current culvert and put in a larger culvert 20ft X 24inch, then cover with 4-inch-thick rock base of 3 inch plus minus for a length of 250 feet.

**Jon asked for a motion to approve the application contingent upon adding a statement that the first 20 feet will be paved as weather permits**

**Jon made a motion to approve**

**Mark seconded**

**Motion approved**

- Doug Leeker is taking an extended leave from the Building Director role until May 2022. Ken Stojeba is willing to take on these responsibilities (effective immediately) until Doug's return; with one condition that a second person be added to help manage the additional load if the lake level were to be dropped. This change would necessitate an update to the Building information on the lake website. Jon will contact Janet Hirsch to make the website changes.

**Jon asked for a motion to temporarily remove Doug Leeker as the Building Director and appoint Ken Stojeba as Building Director until further notice**

**Steve made a motion to approve**

**Mark seconded**

**Motion approved**

### **Security**

- Last Saturday a car went off the road into the Shea's yard (H08-H10) between 12:30 and 1:00am. The car hit a bush and also something underground that ruptured the sewer line which caused sewage to leak out. Rich looked at the gate records to see who entered the lake between 11:30pm and 2:48am. Eleven people came through the gate in this timeframe and when cross referenced against Rich's driveway camera it was determined that the vehicle that ran off the road did not come through the gate. Stacey Dempsey came across a black truck at the accident location around 1:00am and at that the point the truck had it's hood up as if stalled. Stacey was not aware of the damage to the property at this time so he talked with the young people involved and then left after they told him they did not need help. He described the vehicle as a single cab black truck with no dome lights on the inside. It is believed that the young people in the truck were attending a party at the creek near the Community House. Mike Willey witnessed this truck at this party earlier in the evening. He also saw this truck racing back and forth on the road. Investigation into this incident is ongoing.
- There was significant damage done to the Community House parking lot by a vehicle turning donuts. Mark and Ken went through the security camera footage and identified the young person responsible. Mark talked to the parents who are going to cover the parking lot repair costs of \$350.
- The review of the parking lot incident also revealed that there are numerous vehicles causing damage by turning donuts in the grass area of the Community House as well.

- Damage to this area makes mowing difficult and hard on the yard equipment.
- Proposal to block off two entrances with cable to deter this activity. Mark will work on getting the cable to place across the entrances. He will talk with the Board members before installing the barriers.
- Propose posting 'No Parking / No Dumping' signs.
- Need to find a place to manage burning or decomposition of the honeysuckle removal.
- Determine when to move trailers off the parking lot and into the parking overflow area.
- Area around Community House is dim.
  - Light on corner of building is always on.
  - Street light at the entrance to the parking lot is dim. Propose to upgrade the entrance light to a higher wattage (250). If needed shades could be added to the higher watt light to reduce overflow lighting that would disturb surrounding resident homes.

**Ken made a motion to upgrade two lights to 250 Watts: the street light at the entrance of the Community House parking lot and the corner light on the Community House.**

**Mark seconded**

**Motion approved**

We will review the lighting results after the two upgrades outlined above to see if any further changes are needed.

## Gate

# LTPOA report for December 13, 2022

Access Code use Nov 2022			Access Code use Oct 2022		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Townsend2, Chris	170	5.7	Townsend, Chris	191	6.2
Marschuetzjr5, Ken	93	3.1	Hollaran111221, M	86	2.8
Deroode2, J	92	3.1	MarschuetzJr5, Ken	82	2.6
Hollaran111221, M	78	2.6	Droege, Ken	75	2.4
Schenk2, C	55	1.8	Stubits3, M	64	2.1
Timmersman2, J	45	1.5	Timmersman2, J	60	1.9

  

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	MarschuetzJr5, 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

## Guard Shack news

On Nov 13 we could not access the gate camera. We also noticed that the light over the bulletin board was not on at night. (The light is dusk-to-dawn & controlled by a photocell.) We talked to Steve Kottemann, who mentioned that he was getting ready to paint the inside of the GS & may have unplugged the gate camera.

On Nov 14 we went to the guard shack (GS) to check the gate camera wiring. Inside the GS it was difficult to troubleshoot the wiring because of all the security guard's tools (big flashlight, logbooks, & forms) & toys (small-inflated football, DVR player, DVRs folder, more). We were surprised that this material was not taken from the GS when the guard left in Oct. This material was put into a large box & moved to the Sales Office (SO). The trash left was removed & disposed of.

Turns out that the gate camera's power supply had been unplugged. Plugging it back in restored normal operation.

The problem of no light on the bulletin board was due to three bad T8 fluorescent tubes. These will be replaced. I was surprised that all three were bad, but I guess as long as there was one tube lit, the bull board was illuminated. It's only when all tubes went dark that it was recognized that there was a problem.

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## Maintenance

- Guard Shack – Steve Kottemann has completed interior work. Steve will forward bill to Shelby for payment.
- Plow truck – transmission was leaking fluid. Ken bought the part and coordinated with Mark Stubits and Stacey Dempsey to complete the repair.
- Need to start planning to buy a good used Bobcat Skid Steer. The current machine should make it through this winter but is in very poor condition. Ken is actively looking for a possible replacement.
- Stacey Dempsey performed the repair on the Bobcat transmission and spent at least 6 hours attempting to replace the bucket. Mark asked to pay Stacey \$350 for his labors. Steve asked Mark to send a bill to Shelby to generate the payment.
- Talked about the possibility of repairing the well by the maintenance shed to have access to wash the Bobcat and work truck. We had this well looked at a few years ago and it was determined it would be better to dig a new well rather than repairing the existing well.

## LTIA

- Chili Cookoff – Saturday December 10<sup>th</sup> – Four chili dishes submitted for the cook off. All were spectacular. Desserts were fantastic. Seventeen residents attended. The low attendance possibly due to competition with the Hillsboro Christmas Parade event.
- Community House Rentals – Two more Saturdays in December and Christmas Eve.
  - Totals for Year 2022
    - Club house rentals (28) : \$7000
    - Pavilion rentals (3): \$300
    - Donation: \$100
    - Chair rental: \$148

- Cleaning Fee (1): \$75
- Total 2022: \$7,623
- Two contracts for 2023 so far and three verbal commitments

#### **Finance**

No new updates

#### **Sewer Board**

No new updates

#### **Newsletter**

No new updates

#### **Dam**

No new updates

#### **Water Testing**

No new updates

#### **Old Business**

- Jon sent out notification letters that the first 20 feet of all rock driveways must be paved.
- It was brought to the boards attention that there is a pet pig that is getting loose and roaming the area. It has gone into neighbor's property and had to be sent back to its owner. It is responsibility of the pet owner to always keep animals under control.

#### **New Business**

- Lane property case – The case was won by the Lane family and the closing on the property must be complete by December 28<sup>th</sup>. At closing they will own the property next to their current property. There is a pontoon boat sitting on the property dock that has not been used since 2013. Once the property is closed and owned by the Lane family, this issue will be revisited to determine how to get the boat removed.

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

**Ken made a motion to adjourn**

**Mark seconded**

**Motion passed**

