

Minutes for LTPOA board meeting December 12th 2023

Board Members present:

Steve Blaha, Craig Jung, Mark Stubits, Ken Stojeba and Nathan Reed

7 residents attended

Steve called the meeting to order at 7:00 pm

Pledge of Allegiance

Steve asked permission to dispense reading of the November 2023 minutes

Mark made a motion to approve

Nathan seconded

Motion approved

Treasurer's Report

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

December 2023 Financial Report	
Cash Inflow for November	
2023/2024 assessments	\$2,134.12
Gate cards	\$25.00
Interest	\$251.11
Total Cash Inflow for November	\$2,410.23

Novemeber 2023 Bills Paid	
Charter	\$89.99
Ameren	\$117.82
Signature Streetscapes- signs for Mohawk Trail	1,109.00
Jon Riche- keys	\$27.00
Mickey K's Portable Toilets- 6 months rental	\$570.00
Happy Grass- mowing	\$500.00
Krieg, Lohbeck & Co, CPA's- tax return	\$160.00
Will Electronics- 30% down on new gate camera	1,013.00
QCE Aluminum Fence- fence gate down payment	\$560.00
Red Oak Landscaping- mowing 10/27	1,320.00
Total	5,466.81
Total Cash Outflow for November	\$5,466.81
Checking Account Balance for November	\$465,898.53
Major Projects Fund 10/31/23	\$166,032.15
Interest	\$156.93
Major Projects Fund 11/30/23	\$166,189.08

Steve asked for motion to approve December 2023 Treasury Report

Ken made a motion to approve

Nathan seconded

Motion approved

December 2023 Bills to Pay	
Charter	\$89.99
Ameren	\$124.68
QCE Aluminum Fence- fence gate final payment	\$560.00
Steve Blaha- Flags and while mailbox	\$194.60
Zumwalt Corp- 6 monts cloud subscription	\$450.00
Happy Grass- brush clearing & leaf removal	\$350.00
Cincinnati Insurance- management liability	\$2,266.00
Cincinnati Insurance- commercial & auto	\$16,024.00
Michelle Worth Collector of revenue- personal pro	\$634.84
Michelle Worth Collector of revenue- real estate	\$707.12
Total	\$21,401.23

Question regarding the detail of the repairs made to the double gate at the Maintenance Utility shed area:

1. Disassembled gate latch and removed left gate from post.
2. Jack hammered the concrete pod.
3. Removed the caps from all posts. Pulled all horizontal rails and fastened then inside the posts to keep them from popping out with expansion/contraction etc.
4. Attached casters to both gates.
5. Reset concrete pod using hydraulic cement to keep from any movement in the post.
6. Reattached gate and put on new gravity latch. Aligned the gate correctly.
7. Recommendation was made to create a wedge of concrete for the gate to rest on when the gate is in open position.

Steven asked for approval to pay January 2024 Bills

Nathan made a motion to approve

Craig seconded

Motion approved

Building

1. John and Lynn Wideman – D37 thru D43 – 6347 South Lakeshore - Application to add a 550 sq ft addition to their house. The addition will be added on the right side of the house as viewed from the road. Submitted blue prints and survey.

Mark made a motion to approve the application as outlined in the blue prints and survey, contingent upon approval from Jefferson County.

Craig seconded

Motion approved

2. Steve and Linda Blaha – A36 & A37A – 7732 Fairview Dr. – Recap of application submitted and approved in the October 10, 2023 LTPOA meeting:

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.

Nate 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

Update in December 12, 2023 meeting:

Approval for the variance has been received from Jefferson County.

Mark made a motion to approve the application including the variance contingent upon final approval of the blue prints by Jefferson County

Ken seconded

Motion approved

3. D57 – Rebuilding existing deck and other features of the house. No permit or approvals needed given the project is retaining the same footprint of the existing structure.
4. Dana Diaz de Leon – A9-A13 – Revisiting an application that was originally submitted in the September 12, 2023. “Application to build a wall at the lake front of the their property and remodel existing docks; both planned when the lake is lowered next fall. The paperwork was accepted by the Board and this project will be placed on the approval list for next month’s meeting.”

In November 14, 2023 meeting it was stated that this application would be reviewed electronically.

Steve will contact Dana to get the up-to-date version of the application (including any additions that were not included on the September 12th application) and then send it out electronically to the Board members for approval. Dana will be contacted when the approval is complete.

Security

1. Mark is managing an incident of speeding on the lake road. He is working on contacting the driver so it will not happen in the future.

Gate

LTPOA report for December 12, 2023

Access Code use Nov 2023			Access Code use Oct 2023		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Wood2, Ray	105	3.5	Holloran090523	95	3.1
Brown2, Kim	101	3.4	Reneski3, C	78	2.5
MarschuetzJr5, Ken	83	2.8	MarschuetzJr5, Ken	75	2.4
MASEK,	79	2.6	Harmon2, Shelly	72	2.3
Holloran090523	78	2.6	Johnston2, Kim	67	2.2
Reneski3, C	67	2.2	LEIWEKEME, ME	62	2.0

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	112	3.6
HOLLARAN111221	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

New Video Camera Equipment

Will Electronics will let us know when they can come out to do the following:

- 1) Install a new higher performance gate camera,
- 2) Move the current gate camera to the Comm House to view the parking lot to look for vehicles that tear up the gravel in the parking lot, &
- 3) Move the lower resolution camera on the Comm House to the guard shack to spot rear license plates.

New gate camera equipment is on order.

Maintenance

1. Salt has been delivered.
2. Mark took inventory on the truck readiness for the winter; engine starts, battery takes a charge, plow and spreader work, and truck itself is working.

LTIA

1. New beverage and new lights have been installed in the Community House.
2. Chili Cookoff was December 9th – Barb Rohm was the winner!
3. Janet Quillman – New Director of Social and Recreational Activities
4. January 13th - IMOs Pizza
5. February 10th – Casseroles and Salads
6. March 9th – Corn Beef Dinner

Finance

Sewer Board

Newsletter

Dam

Water Testing

Old Business

1. Jon has the Mohawk Trail signs. Happy Grass has been contacted to install the signs at a cost of \$50 per hour – material plus no more than 4 hours work.

Steve made a motion to approve hiring Happy Grass to install the new signs at Mohawk Trail road

Ken seconded

Motion approved

2. The LTPOA committed to paying for half of the new beverage fridge purchased for the Community House.

Steve made a motion to pay \$742.13 to the LTIA for the new beverage refrigerator

Ken seconded

Motion approved

3. Daniel Sloss – G45 & G46 – Recap of issue under discussion: “Erected a store bought pergola and permanently anchored the structure to a concrete surface. The pergola is being used as a carport. This structure does not match the description outlined on the building permit which was submitted and approved by the LTPOA Board. The building permit described a store bought gazebo which would not be anchored to the ground.”

Update: Steve and Jon are working on a response letter. This letter will be sent to the Board members for approval and then subsequently sent to Daniel Sloss.

New Business

The Garden Club cleared out the area on the entry side of the entrance gate. The cleared area has now exposed the backside of the maintenance area such that you can see the maintenance shed, cans, trailers, etc. The honeysuckle that shielded the maintenance area has been removed (80 foot opening). The approximate price to close this gap with fence equivalent to what is currently in front of the maintenance area is \$5,000. If aluminum stiffeners were added to the new section the approximate price would go up to \$6,600.

The Board will talk to the Garden Club to come up with a plan for next steps.

Steve asked for a motion to adjourn the meeting

Ken made a motion to adjourn

Mark seconded

Motion passed