

Minutes for LTPOA board meeting Dec 10th 2024

Board Members present:

Steve Blaha, Shelby Reneski, Craig Jung, Nathen Reed, and Mark Stubits

Steve called the meeting to order at 7:00 pm

4 resident in attendance

Pledge of Allegiance

Steve asked permission to dispense reading of the November 2024 minutes

Ken made a motion to approve

Mark seconded

Motion approved

Treasurer's Report

Shelby read the financial report for **December 2024**

December 2024 Financial Report	
2024/2025 assessments	\$3,427.40
Trailer rental	\$230.00
Gate cards	\$10.00
Interest	\$192.17
Flourish account verify	\$0.01
Total Cash Inflow for November	\$3,859.58

Total Cash Outflow for November	\$26,109.78
Checking Account Balance for November	\$495,754.45
Major Projects Fund 10/31/24	\$167,952.51
Interest	\$142.49
Major Projects Fund 11/30/24	\$168,095.00

Steve asked for a motion to approve the December 2024 Treasury Report

Ken made a motion to approve

Nathen seconded

Motion approved

November Bills Paid	
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
Total	\$26,109.78

December Bills To Pay	
Steve Kottelman- tree removal & clean up around community house	\$650.00
Charter	\$129.99
Ameren	\$120.97
Michelle Worth Collector of Revenue- personal property taxes	\$529.12
Michelle Worth Collector of Revenue- real estate taxes	\$689.78
Red Oak Landscaping- mowing the Dam 11/13	\$1,320.00
Cost Cutter Snowplow- snowplow maintenance	\$285.00
Happy Grass- mowing	\$260.00
Steve Kottemann- decorate the sales office and removal	\$125.00
Wegmann Law- legal	\$279.00
Total	\$4,388.86

Steve asked for a motion to approve payment of December 2024 Bills

Ken made a motion to approve

Craig seconded

Motion approved

Update: Shelby opened a new bank account with Flourish bank which will earn a higher rate of interest (currently at 4.25%).

Question: How much money should be moved into this new account? The decision was made to leave \$300 in the current checking account and move the remainder of the funds from checking into the new account. The total amount in the major projects fund will also be moved into the new account.

Thank you Shelby for getting this setup.

The current unpaid assessments amount is \$18,759.28, involving 28 invoices. Shelby sent the list to Bianca and late notice letters will be sent.

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.

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

Mark seconded

Motion approved

- Update in December 10th meeting - Approval has been given for 2 boat lifts to be added as outlined in the building application.
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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

Update in December 10th meeting: Nathen contacted the Dickinsons for a status update. They needed to resubmit the application to Jefferson County therefore they have not received approval yet. They expect to get approval soon.

- Michael and Debra Pearman - M84 & M85 - 5965 N Lakeshore Dr - Building a new deck around their house. - Michael submitted a copy of the paperwork showing approval from Jefferson County for the work being done.
- Residents with projects in progress, in and at the lakefront, have expressed concerns regarding water level if the lake syphon is closed. Nathen is keeping in contact with these residents and coordinating the timing of the close of the syphon so all projects can be completed.

Security

- *The Community House parking lot has been torn up again. Possibly consider having the lot paved some time in the future. Revisit once the dredging project is complete.*

Gate

LTPOA report for December 10, 2024

Access Code use Nov 2024			Access Code use Oct 2024		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Schenk2, C	122	4.1	Schenk2, C	126	4.06
Ewen3, Dan	109	3.6	Pearman3, Mike	117	3.77
Fechter, John	85	2.8	Harber2, John	105	3.39
Johnston2, John	79	2.6	Fechter, John	86	2.77
Pearman3, Mike	72	2.4	Ewen3, Dan	83	2.68
Matzger, Steve	60	2.0	Matzger, Steve	79	2.55

Access Code use Sep 2024			Access Code use Aug 2024		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Fendler2, D	108	3.6	Stubits3, M	115	3.8
Ewen3, Dan	92	3.1	Fechter, John	113	3.8
Fechter, John	78	2.6	Ewen3, Dan	91	3.0
Matzger, Steve	73	2.4	Harber2, John	87	2.9
Stojeba3, Ken	69	2.3	Pearman3, Mike	85	2.8
Harber2, John	67	2.2	Mangum J	84	2.8

For Nov & Oct 2024, high entry-code usage winner was C Schenk. Daily usage was 4.1 times per day for both months. Mr. Schenk has not previously had usage above 3. In second place was D Ewen with a daily usage of 3.6 times per day.

Maintenance

- *The battery is dead on the maintenance truck. Ken will purchase a new battery and a combination charger plus maintainer for the battery. The Board recommended going to Ellis Battery to get the equipment given that is where we have purchased batteries in the past. Ken will install the new equipment on the truck.*

Mark made a motion to purchase a new battery and a combination charger plus maintainer for the maintenance truck

Shelby seconded

Motion approved

LTIA

- Kim Carey and Gail Lents will be stepping down from the LTIA Board as of December 31, 2024. Thank you both very much for your service!!
- Barb Rohm and Brooke Reed have volunteered to fill the Board positions in January 2025.
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- Chillli Cookoff - Sunday Dec. 15th - Please bring canned goods for the food drive.

Finance

Sewer Board

Newsletter

Dam

Water Testing

Old Business

- We are in the process of ordering new side gates for the lake entrance. We expect to receive funds from FMB to pay for the new gate soon (the truck from this company knocked down the gate).
- Below the dam there is a large containment area that is fenced in and only has one entrance gate. Requesting the addition of a second entrance gate (36" wide) at the opposite end for easier access to this area. Cost estimate for this work is \$440 - installed by Steve Kotteman.

Shelby made a motion to have Steve Kotteman add the second gate to the dam containment area as outlined above

Ken seconded

Motion approved

- The threshold on the old maintenance shed door is allowing water to come into the shed. To prevent this it was determined that the threshold needs to be adhered to the concrete with some type of adhesive. Also the whole door frame needs to be painted. Cost estimate for this work is \$150.

Mark made a motion to have Steve Kotteman do the work on the old maintenance shed door as outlined above

Shelby seconded

Motion approved

New Business

None

Ken made a motion to adjourn

Shelby seconded

Motion passed