Minutes for LTPOA Board Meeting Feb 10, 2026

Board members present:
Jon Riche, Nathen Reed, Mark Stubits, and Craig Jung

Eight residents in attendance.

Jon called the meeting to order at 7:00 pm

Observed a moment of silence in honor of Matt Holloran who passed away in late January. Matt was a fixture at the lake for a long time, involved with the LTPOA Board working on projects, and a friend to us all.

Jon asked permission to dispense reading of the November 2025 minutes

Nathan made a motion to approve

Craig seconded

Motion approved

Treasurer's Report

Craig read the financial report for Feb **2026**

February 2026 Financial Report	
Gate card and trailer rental	$210.00
Interest	$28.23
Total Cash Inflow For January	**$238.23**

December Bills Paid	
Charter	$130.00
Ameren	$135.71
Happy Grass-gas. ,mowing, plowing & clearing of sewer road	$740.00
Michelle Worth Jefferson Co Collector- personal property tax	$415.95
Michelle Worth Jefferson Co Collector- real estate tax	$676.66
Total	**$2,098.32**

January 2026 Bills Paid	
Charter	$130.00
Ameren	$141.62
Steve Kottemann- Christmas décor, tree removal & CH bed maintenance	$225.00
Total	**$496.62**

Bills Paid In January	**$496.62**
Checking Account Balance For January	**$110,328.61**
Major Projects Fund December 2025	**$503,993.20**
Interest at 3.25% for January	$1,370.87
Total	**$505,364.07**
Flourish Major Projects Fund	**$222,813.00**
Flourish Savings	**$282,551.07**

Jon asked for a motion to approve the February 2026 Treasury Report

Mark made a motion to approve

Nathen seconded

Motion approved

February 2026 Bills To Pay	
Charter	$130.00
Ameren	$167.67
Happy Grass- snow removal, fuel, car wash for truck & skid steer rental	$3,029.69
Total	**$3,327.36**

Jon asked for a motion to approve payment of February 2026 Bills

Jon made a motion to approve

Nathen seconded

Motion approved

Building

- No update

Security

There was a vandalism event at the Reeves residence; car tires slashed, and Ring Doorbell pulled off of the house. Police have been contacted and are investigating. The alleged suspect is someone known to the family. The gate code being used by the alleged suspect has been proactively changed.

Gate

Gate report for February 2026

Access Code use January 2026

Code assigned to	Monthly Usage	Avg daily
Bus2, School	135	4.4
Carey3, Steve	131	4.2
Stubits3, M	75	2.4
Marschuetz Jr1260	71	2.3
SCHATZMAN2, S	71	2.3
Bus3, School	56	1.8

Access Code use December 2025

Code assigned to	Monthly Usage	Avg daily
Carey3, Steve	157	5.1
Bus2, School	146	4.7
Holloran071624, M	112	3.6
SCHATZMAN2, S	77	2.5
Stubits3, M	74	2.4
Mitchell, E	65	2.1

Access Code use November 2025

Code assigned to	Monthly Usage	Avg daily
Carey3, Steve	122	4.1
Bus2, School	98	3.3
Dierzbicki, Dan	87	2.9
SCHATZMAN2, S	78	2.6
Mitchell, E	76	2.5
Stojeba3, Ken	70	2.3

Access Code use October 2025

Code assigned to	Monthly Usage	Avg daily
Schatzman, S	**98**	**3.2**
Schenk3, C	**84**	**2.7**
Holloran071624, M	**70**	**2.3**
Stojeba3, Ken	**67**	**2.2**
Stephens	**62**	**2.0**
LEEKER2, D	**60**	**1.9**

In second place in Jan. was S Carey with daily usage of 4.2 times per day. Mr. Carey's entry code was changed about mid-month so should not be a problem in the future. In looking as to who was using the code, a prominent user was a FedEx truck.

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For Jan 2026, high entry-code usage winner was "School Bus2". Daily usage averaged 4.4 times per day. In Dec 2025 daily usage averaged 4.7 times per day. Due to high usage by Schenk3 in Sep & Aug, Ms. Schenk was contacted. She had given out her entry code to a daily bus driver which made her entry code usage look worse than it really was. Schenk was given a new code to use. To my knowledge the bus driver was not contacted & was not given a new code. Also, one or more Schenks are still using the old "School Bus2" code.

A solutions to high usage by "School Bus2"

1) a) Contact school bus 2 driver & give them a new entry code: Possibly SchoolBus3
   b) Then cancel SchoolBus2 code
   c) Contact Schenk & get them to use the new code they were given in January.

Not as good...

2) Contact Ms Schenk and tell her SchoolBus2 code is going away & to use the entry code given her in January. We will then limit SchoolBus2 code to daytime only (5am ->8pm), since nighttime code is the real problem.

Maintenance

- The light at the maintenance shed will be upgraded to a 250 Watt LED bulb. The light has been ordered and will arrive soon.
- Plenty of salt has been bought and delivered.
- The skid steer is in very poor shape. Both back lift rams are leaking badly. This resulted in the need to rent a skid steer for the first big snow this year. Discussed the possibility of leasing a skid steer moving forward. The rental would be needed from November to March. One pro of leasing is that the rental company would maintain and clean the machine plus bring a new machine if the current rental breaks down. Cleaning the lake skid steer is very difficult and is vital to the longevity of the machine. Mark will look into leasing options.

LTIA

- A new front has been added to the serving bar in the Community House. The bar looks very nice! Thank you to all that were involved in this update!!!
- March 8 - Corned Beef Dinner - 5:30pm

Finance

- No update

Dam

- No update

Sewer Board

- No Update

Water Testing

- No Update

Old Business

- Mark will put up signs for Lakemont Rd and for the Arrow sign that was knocked down.
- Ricotta residence update - The attorney sent all information to Jefferson County (including pictures). The file has been reopened by Jefferson County. The Board will not comment on any details regarding this case given the file is an active legal matter.
- Dredge - things to do. The project is in slow progress.
    - We have one bid on the dredging process, now looking for a second bid.
    - Bid on the site preparation
    - Soil testing
    - Core testing of the silt

- Submit permits

New Business

- Mark has obtained an estimate from a tree service to remove trees that need to be cut down around the lake:
  - North Lakeshore side - across the street from the Kardell residence - there are two big sycamore trees growing out over the road and are encroaching upon a culvert pipe ($2,500). These trees will be cut down and removed.
  - South Lakeshore side - a large tree full of ivy is drastically hanging over the road ($500). This tree will be cut down and removed.
  - There are a handful of trees near the road on the South side (and possibly some on the North side) that were trimmed for the power lines and have subsequently died. Mark will coordinate marking the trees that need to be removed; up to a total of 5 trees (5 X $100 per tree = $500). These trees will be cut down and sectioned. Nathen will take care of picking up the wood.
  - **Total cost approved to cut down the trees as outlined above $3,500.**

Newsletter
No update

Mark made a motion to adjourn

Jon seconded

Motion passed