

LTPOA Minutes April 09, 2019

Board members present Mike Steeno, Jon Riche, Doug Leeker, Ken Stojeba, Shelby Reneski, Roy Hummel

At 7:05 pm, Vice President Mike Steeno called the meeting to order.

President's Report

Mike Steeno asked the board members if they read the March minutes and if they had any additions, corrections or deletions. With nothing to correct or add, Mike asked for a motion to dispense with the reading of the minutes and approve them as printed. Ken Stojeba made a motion to approve the minutes and it was seconded by Doug Leeker. MOTION PASSED.

Treasurer's Report

Shelby read the financial report for April 2019. March had a cash inflow total of \$2,500.37 which included \$2,486.52 from assessments and \$13.85 from interest. The cash outflow for February totaled \$1,756.18 and included Charter (\$59.99), Phone.com (\$18.48), Janet Hirsch for new gate bar (\$16.25), Ameren (\$103.51), Ken Stojeba for concrete curbs (\$236.90) and Happy Grass for plow operation, gas for the plow truck and bobcat (\$585).

The checking account balance was \$108,739.85 as of 03/31/2019. Interest accrued in the Major Projects Fund account in the amount of \$59.43, resulting in a balance of \$116,692.32 as of 03/31/2019. Ken Stojeba made a motion to approve the treasurer's report and it was seconded by Mike Steeno. MOTION PASSED.

Shelby asked for approval to pay April bills totaling \$2,756.66, which included: Ameren Utilities (\$100.05), Phone.com (\$18.48), Charter (\$59.99), Happy Grass for plow truck cleaning, culvert maintenance and grading the parking lot (\$210). Janet Hirsch for new camera and hardware at community house (\$1,011.14), T&C Electric for (\$1,090), Shelby for stamps (\$22) and Wegman Law firm for legal work (\$245). Ken Stojeba made a motion to approve the treasurer's report and it was seconded by Jon Riche. MOTION PASSED.

Shelby reported there are still 23 unpaid assessments. Ken made for a motion to approve having our attorney send letters to the property owners who haven't paid their assessments and it was seconded by Jon Riche. MOTION PASSED.

Building

Doug reported on a roll up boat ramp at the Schaab residence that was previously approved some time ago. Doug made a motion to re-approve and it was seconded by Shelby. MOTION PASSED.

Doug also reported on a covered patio at the Droege residence. The covered patio will be connected to the home and will match the construction of the home. Roy Hummel made a motion to approve pending Jefferson County Approval and it was seconded by Shelby Reneski. MOTION APPROVED.

Security

Roy reported on a party at the fire pit near the community house. The resident used his gate card 20+ times for friends to enter. Roy stated he spoke with a parent of the party organizer and they were apologetic. The board discussed starting security early due to the nice weather.

Gate

The most used access code for the month of March was by Matt Holloran. Matt has ongoing construction projects right now and the usage was not unusual. The second most used code was by Fed Ex and mostly by non-Fed Ex vehicles. This code has been canceled and a new code was issued to them.

Maintenance

A letter was read which asked the LTPOA to remove/trim some bushes along the road near the Ricotta property. The bushes are blocking the view around the curve and its considered dangerous. Ken made a motion to have Happy Grass perform the maintenance and it was seconded by Doug.

The letter also asked the LTPOA to reimburse the Lakeside Gardeners for paint to re-paint the guard shack. Shelby made a motion to pay the gardeners for the paint and it was seconded by Ken.

Dam report

Red Oak Landscaping was asked to submit a bid for cutting the grass on the dam. They submitted a bid for \$1,100. This amount is less than the previously charged amount of \$1,275. Ken made a motion to keep using Red Oak and it was seconded by Mike. MOTION PASSED.

Old Business

Ken discussed a letter he wrote regarding raising our assessments. There was a lengthy discussion regarding our current assessment income and yearly expenses. The simple point is that we have more expenses than we have income. The board members unanimously approved adding a measure on this year's ballot to raise the assessment \$1.50 / front foot (**this was later lowered to \$1/foot after further budget research and consideration**). The discussion included a plan to mail Ken's letter to all property owners and follow up with a 2nd Q&A style mailer from the board. The idea of a special informational meeting was also brought up and agreed upon.

New Business

None

Adjourn

With no further business to discuss, Shelby made a motion to adjourn and it was seconded by Ken. The meeting adjourned at 8:42 pm.