

LTPOA Minutes October 09, 2018

Board members present, Steve Blaha, Doug Leeker, Roy Hummel, Mike Steeno, Jon Riche.

At 7:04 pm, President Steve Blaha called the meeting to order. There were 9 residents in attendance, all stood and recited the Pledge of Allegiance.

President's Report

President Steve Blaha asked the board members if they read the September minutes and if they had any additions, corrections or deletions. With nothing further to correct or add, Steve Blaha asked for a motion to dispense with the reading of the minutes and approve them as printed. Doug Leeker made a motion to approve the minutes and it was seconded by Roy Hummel. MOTION PASSED.

Treasurer's Report

Shelby was unable to attend, so Jon Riche read the financial report for October 2018. There was a cash inflow total in September of \$17,500.80 which included \$17,372.55 from assessments, \$35 from gate cards, \$75 from an insurance dividend and \$18.25 from interest.

The cash outflow for September totaled \$45,564.40 and included Charter (\$59.99), Ameren Utilities (\$112.31), Phone.com (\$18.28), Happy Grass for mowing and trimming (\$1,170), Clarue Holland for water testing (\$434), Britton's Quick Shop for gas (\$55.59), GCI Security for August (\$3,966.13), Red Oak Landscaping of mowing the dam and trimming of spillway (\$1,275), Steve Blaha for a padlock for breaker box (\$13.42), Hillsboro Title Company for closing cost and land purchase (\$38,159.42) and a returned check for NSF on an assessment (\$300).

The checking account balance was \$129,812 as of 09/30/2018. The Major Projects Fund had a balance of \$204,202.13 on 09/30/2018 after accruing interest of \$100.65 for the month. Steve asked for a motion to approve the financial report. Roy Hummel made a motion to approve the report and it was seconded by Doug Leeker.

Jon Riche asked for approval to pay bills totaling \$96,685.96 which included Charter (\$59.99), Phone.com (\$18.28), Ameren (\$102.14), Happy Grass for mowing and trimming (\$590), Britton's Quick Stop for Gas (\$26.60), Red Oak Landscaping for trim and mow of dam and spillway on 09/14 (\$1,275), Missouri Employers Mutual Insurance for workman's compensation policy (\$949), Shelby Reneski for printer ink, envelopes and stamps (\$36.96), Ganey Surveying for boundary survey (\$1,300), Holloran Contracting to power wash and seal clubhouse patio and sidewalk (\$3,940), USPS presort fee (\$225), Janet Hirsch for electrical switch for gate (\$7.99), CEG Family paving for chip and seal (\$87,945 – this payment will come out of the major projects fund), and Wegmann, Eden Mikale, Bishop & Kreitler for legal work (\$210). Doug Leeker made a motion to approve paying the bills and it was seconded by Roy Hummel. MOTION PASSED.

Bills are typically paid from the checking account. However, the previously approved budget included paying for road repairs out of the Major Projects Fund. Therefore, Jon Riche made a motion to pay CEG from the Major Projects Fund and it was seconded by Doug Leeker. MOTION PASSED.

Building

Doug reported on a project at the Carey residence at 5876 S Lakeshore, lots H35/G70. The application was previously approved over email and includes new driveway and landscape to include park like setting across the street on an easement.

The Kruth residence 7752 Fairview Dr, lot A31 has applied for a retaining wall along their driveway. Jon Riche made a motion to approve the wall and it was seconded by Roy Hummel.

Security

No report

Gate

The board previously canceled a resident's code due to over use. The resident was given a new code which has only been used an average of once per day and the issue appears to be resolved.

Maintenance

No report

Website

Janet stated the deadline for the next newsletter is October 20, 2018. This will be the last newsletter compiled by Janet Hirsch. We are still in need of someone to organize the newsletter going forward.

Dam report

Clarue Holland discussed an issue with a groundhog on the dam. Trapper Joe, who lives nearby, was identified as having a reasonable cost and is able to check the trap more often. Clarue asked for approval to hire Trapper Joe to set and maintain traps in order to capture the pest. Jon Riche made a motion to hire Trapper Joe and it was seconded by Mike Steeno. MOTION PASSED.

Also, Clarue discussed the potential need to have Red Oak trim the dam and spillway once more this season. The board agreed to monitor the dam and decide later if an additional cut is necessary.

Old Business

Mike Steeno reported the law suit filed by the sand mine against the county is still pending. Neither side has applied to disqualify the judge at this point. Adjoining land owners will be joining the county in defense. Mike also stated that the county has an ongoing motion to dismiss the lawsuit. There should be a ruling on this within a few months, however, a motion to dismiss is often difficult to obtain.

New Business

Janet reported on her efforts to install a new video camera at the clubhouse to monitor the surrounding area, boat launch and fire pit. In order to successfully install the camera the wireless network needs to be extended and will have the added benefit to have a WIFI guest network at the clubhouse. Will Electronics would be completing the work to install the camera and the necessary components in order to extend the network. The components will need a clear line of sight and therefore some tree trimming will also be required. The estimate from Will Electronics is \$2,988.78. Jon Johnston will perform the electric work to power the components. Rich will order the wireless switch and router and is estimated at \$250. The total cost is less than the budgeted amount of \$5,000 for the year. Janet recommended approval of the installation of the new equipment. The camera will provide surveillance in the same way the gate is monitored. The camera has been chosen to provide excellent detail and wide coverage of the area. Mike Steeno made a motion to approve and it was seconded by Doug Leeker. MOTION PASSED.

Janet and Jon have discussed the tree trimming with Mark with Happy Grass. Mark stated the trimming would take about a day or so and cost \$500. There was also a discussion to remove the poles in the parking lot with missing rope and install more parking curbs at a cost of \$250. Doug Leeker made a motion to approve the trimming and it was seconded by Jon Riche. MOTION PASSED.

Adjourn

With no further business to discuss, Mike Steeno made a motion to adjourn and it was seconded by Doug Leeker. The meeting adjourned at 7:45 pm.