

Minutes for LTPOA board meeting November 14th 2023

Board Members present:

Jon Riche, Craig Jung, Mark Stubits, and Nathan Reed

14 residents attended

Jon called the meeting to order at 7:00 pm

Pledge of Allegiance

Jon asked permission to dispense reading of the October 2023 minutes

Mark made a motion to approve

Nathan seconded

Motion approved

Treasurer’s Report

Craig read the financial report for November 2023

November 2023 Financial Report	
Cash Inflow for October	
2023/2024 assessments	\$3,575.40
Gate cards	\$25.00
Interest	\$261.15
Total Cash Inflow for October	\$3,861.55

October 2023 Bills Paid	
Charter	\$89.99
Ameren	\$128.74
Red Oak Landscaping- Dam mowing 9/29/23	\$1,320.00
Wegmann Law- Legal	\$635.50
A&S Protection- gas and 197 hours	\$6,752.79
Happy Grass- mowing	\$1,245.00
Director of Revenue- MO annual registration	\$20.00
Total	\$10,192.02
Total Cash Outflow for October	\$10,192.02
Checking Account Balance for October	\$468,955.11
Major Projects Fund 9/30/23	\$165,870.14
Interest	\$162.01
Major Projects Fund 10/31/23	\$166,032.15

Jon asked for motion to approve November 2023 Treasury Report

Mark made a motion to approve

Nathan seconded

Motion approved

November 2023 Bills to Pay	
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

Jon asked for approval to pay December 2023 Bills

Nathan made a motion to approve

Craig seconded

Motion approved

Assessments

Late letters on unpaid assessments will be going out next week. Any assessments unpaid as of end of September are considered overdue.

Building

1. Earl Holt – C52 & C53 – Working on a site to build a new home. Submitted an application to drill a well in relation to this build.

Jon made a motion to approve the application to drill a well in relation building the new home.

Mark seconded

Motion approved

2. Dan and Tammy Stankey – F36 – 6061 S. Lakeshore Dr. – Submitted an application to pour concrete over an existing gravel patio, replace existing concrete under the deck/porch area, add new connecting sidewalk from upper patio to lakeside existing patio and replace broken blacktop and concrete along right side of the house facing the lake from driveway to patio. This work is to complete the items outlined on an application that was submitted and approved 13 years ago.

Mark made a motion to approve the application for concrete work and other repairs.

Craig seconded

Motion approved

3. Margaret Bell – I21 & I22 – Revisiting an application that was originally submitted and reviewed in the August 8, 2023 meeting. “Request to build a ground level deck (25ft X 12ft) over an existing paver patio located in front of the existing shed on the property.” This portion of the application was not approved during the August meeting given the construction of the ground level deck was construed as building a new structure on a property with a shed only.

Update

In the November 14, 2023 meeting it was brought to the attention of the Board that a Board member had incorrectly approved the construction of the deck prior to the Board’s decision to deny this request. Moving forward based on this approval the owners constructed the deck. Considering the fact that a Board member had given approval and the owners were working in good faith when constructing the deck, the Board has made the decision to allow the deck as constructed. As an added note the deck was built the same size as the existing paver patio that was being covered.

Jon made a motion to approve the construction of the deck based on the details outlined above.

Mark seconded

Motion approved

4. Lot M20 – Application to rebuild shed, three docks and the seawall that spans all of the lots. This work is not planned until the lake is lowered next fall. The Board will review this request for approval electronically.
5. Dana Diaz de Leon – A9-A13 – Revisiting an application that was originally submitted in the September 12, 2023. The owners asked for a status update on the approval of this application.

The Board will review the documents again and approve electronically.

Security

1. There was a kid on a dirt bike riding across the dam. Reminder that no vehicles are allowed on the dam.

Gate

LTPOA report for November 14, 2023

Access Code use Oct 2023			Access Code use Sep 2023		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Holloran090523, Matt	95	3.1	Reneski3, C	204	6.8
Reneski3, C	78	2.5	MarschuetzJr5, Ken	124	4.1
MarschuetzJr5, Ken	75	2.4	HOLLARAN111221, M	123	4.1
Harmon2, Shelly	72	2.3	LEIWEKEME, ME	71	2.4
Johnston2, Kim	67	2.2	Wilson3, Tim	66	2.2
LEIWEKEME, ME	62	2.0	Dierzbicki, Dan	62	2.1

Access Code use Aug 2023			Access Code use July 2023		
Code assigned to	Monthly Usage	Avg daily	Code assigned to	Monthly Usage	Avg daily
Reneski3, C	166	5.4	Holloran11121	110	3.5
HOLLARAN111221, M	112	3.6	Reneski3, C	83	2.7
MASEK,	72	2.3	Schweiss2, Sue	59	1.9
Stubits3, M	67	2.2	MarschuetzJr5, Ken	58	1.9
MarschuetzJr5, Ken	60	1.9	Shea2, M	58	1.9
Kustra3, M & K	57	1.8	Stubits3, M	58	1.9

Gate Access Code Limitations

In October a property owner requested the entry code 1111 for Nov 11. At the time I replied that the gate management software does not allow codes that contain sequential digits or digits that are all the same. Unfortunately, the person did not read (or understand) my email. On Nov 9 I received an email complaining that her entry code of 1111 did not work.

To clarify, there are certain codes the gate software will not allow. For example, the software will not accept '1234' or '7777' as an access code. Apparently, to the gate software, '1234' as an access code is equivalent to using 'PASSWORD' as a password for an internet app. In other words, it's too easy to guess.

1. Access use in October was reduced.
2. New gate camera – research conducted by Rich and Janet Hirsch
 1. Proposal for a New Gate Security Camera

1. Replace the existing gate camera (Axis P1448) with a new camera having improved video capture capability (Axis P1468).
2. Move the existing gate camera (Axis P1448) to Community House to replace the old camera currently aimed at the boat ramp (Axis P1427).
3. Adjust target area and focus of the moved camera on Community House to gain improved parking lot security.

1. Cost

The estimated cost is about \$2,300. LTPOA Security equipment budget for 2023-2024 is \$2,500.

Note: Budget for 2022-2023 was \$5,000 but spending was only \$213.

Quotation from Will Electronics is for \$3,376 but includes relocation of the removed Community House camera (Axis 1427) to the guard shack to be aimed and focused on the split in the road to determine if a vehicle is headed to the north or south side of the lake. We are estimating that by not including that portion of the project we will save about \$1,000.

2. Board discussion regarding camera proposal

1. A surveillance sign will be added at the Community House parking lot.
2. In regards to moving the current Community House camera to the Guard Shack focused on the split in the road
 1. Moving this camera to the gate location will capture images twice as fast which would improve security.
 2. The current camera is five years old – needs replacing.
 3. It would be beneficial to see if cars go right or left at the road split.
 4. Spending in 2022-2023 was largely under budget.
 5. Decision was made to include moving the camera (Axis 1427) to the guard shack.

Jon made a motion to add and move all cameras as outlined in this proposal

Mark seconded

Motion approved

1. Jon needs to sign the proposal and Shelby needs to provide a check for 30% of the \$3,376 as a down payment.
2. Thank you Rich and Janet for all the work to put this proposal together!

Maintenance

1. Mark's report
 1. Need new battery in the truck.
 2. The skid steer is up and running.

Craig made a motion to hire Happy Grass to clear vegetation and remove trees around the Maintenance yard, maintenance fence, and the Community House

Nathan seconded

Motion approved

2. Justin Faulkerson asked to add a mailbox for gate card activity; to be added in the same rack as the LTIA and LTPOA boxes. Need to add a label on the new box that indicates it is for gate card activity. Approximate cost would be \$100.

Jon made a motion to have Steve purchase a new mailbox to be installed as described above

Mark seconded

Motion approved

3. Purchase of a new glass door refrigerator for the Community House was approved electronically. The alcohol beverages will be moved out of the main refrigerator and into the new refrigerator. Cost of the new refrigerator is approximately \$742.13 which is under the approved \$800. New refrigerator has been purchased and is being shipped.

LTIA

1. Beverage cooler ordered.
2. New lights have been purchased to replace the existing copper lights – Thank you Al and Rosie for taking care of this!
3. Chili Cookoff – December 9th – Start 5:30pm – Collecting donations for the food pantry.
4. IMOs Pizza at the January 13th meeting.
5. Two new Board Members – Al Ferrell as Treasurer and Gail Lippett
6. 29 Rentals were obtained for 2023.
7. 6 contracts so far for 2024.

Finance

Sewer Board

Newsletter

Dam

Water Testing

Old Business

1. Jon contacted residents that live on Mohawk Trail and they did not want their last names added to the road sign. Two signs were ordered without the last names, one for each end of the road.
2. Dredging – Jon reached out to some folks at Jefferson County to get information and is waiting for a return call.
3. It was noted that the lake level is the lowest it has been since the leak in the dam was fixed.

New Business

No update

Jon asked for a motion to adjourn the meeting

Nathan made a motion to adjourn

Craig seconded

Motion passed