

## **LTPOA Minutes December 11, 2018**

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

At 7:07 pm, President Steve Blaha called the meeting to order. There were 5 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 October minutes (November meeting was canceled due to lack of attendance) 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. Ken made a motion to approve the minutes and it was seconded by Doug. MOTION PASSED.

### **Treasurer's Report**

Shelby read the financial report for October 2018 and November 2018. There was a cash inflow total in October of \$4,961.13 which included \$3,595.59 from assessments, \$95 from gate cards, \$10 from trailer rental, \$14.20 from interest and a refund from property purchase of \$1,246.34.

The cash outflow for October totaled \$99,526.17 and included Charter (\$59.99), Ameren Utilities (\$102.14), Phone.com (\$18.49), Happy Grass for mowing, trimming and road clean up (\$590), Britton's Quick Shop for gas (\$26.60), Red Oak Landscaping of mowing the dam and trimming of spillway (\$1,275), Missouri Employers Mutual Insurance policy (\$1,275.00), Shelby Reneski for ink, envelopes and stamps (\$36.96), Ganey Surveying (\$1,300), Holloran Contracting for power wash and seal of patio (\$3,940), USPS presort fee (\$225), Janet Hirsch for electrical switch for gate (\$7.99), CEG Family paving for chip and seal, Wegmann, Eden Mikale, Bishop & Kreidler for legal work (\$210), Mike Steeno for annual registration (\$16.25), Trapper Joe's for ground hog inspection fee and setup (\$224.99), Steve Blaha for sign repair (\$16.76), Cincinnati Insurance for Board of Directors policy (\$1,985) and T&C Electric for breaker and circuit for community house (\$597).

The checking account balance was \$36,122.16 as of 10/31/2018. The Major Projects Fund had a balance of \$204,306.19 on 10/31/2018 after accruing interest of \$104.06 for the month.

There was a cash inflow total in November of \$121,081.14 which included \$1,105.50 from assessments, \$4.67 from interest and \$87,945 was transferred from the Major Projects Fund into the checking account in November for the chip and seal on the roads.

The cash outflow for November totaled \$3,445.98 and included Charter (\$59.99), Ameren Utilities (\$100.85), Phone.com (\$18.49), Happy Grass for mowing, pole removal, brush clean up and tree trimming (\$870), Red Oak Landscaping of mowing the dam and trimming of spillway (\$1,275), Mickey's Portable Toilets 6 months (\$540), Ken Stojeba for plow truck battery (\$18.13) and Dormakaba for 500 gate cards (\$563.52).

Jon made a motion to approve the October and November financial reports and it was seconded by Ken. MOTION PASSED.

Shelby asked for approval to pay bills totaling \$14,895.06 in December which included Charter (\$59.99), Phone.com (\$18.49), Ameren (\$105.23), Happy Grass for 6 hours of plow work (\$180), County Collector for real estate taxes (\$701.88), Will Electronics for security camera install at club house/boat ramp, County Collector for personal property tax (\$698.89) and Cincinnati Insurance for General Liability and Marine policy (\$10,035).

Ken made a motion to approve paying the bills and it was seconded by Mike. MOTION PASSED.

### **Building**

Doug reported on a new dock for the Brown's, 5724 S Lakeshore Dr. Shelby made a motion to approve the dock and it was seconded by Roy. MOTION PASSED.

### **Security**

Roy had to speak with someone who was speeding around the school bus while unloading kids. Roy stated the person was sorry and said they would not do it again.

### **Maintenance**

The plow truck battery has been replaced.

Ken talked about the need for more curbs in the community house parking lot. Ken stated he would pick them up. Shelby made a motion to obtain the curbs and it was seconded by Jon. MOTION PASSED.

Ken suggested replacing the sign by the boat ramp.

There was a conversation about the board's position on removing trees that are located in the parkway. All members agreed that the removal of any trees in the parkway is the responsibility of the home owner and not the LTPOA.

### **Website**

The newsletter will be discontinued until a volunteer is found. The monthly minutes will continue to be made available on our website.

### **Dam report**

Trapper Joe was able to catch one ground hog. Also, the dam and spillway have been cut for the last time this season.

### **Old Business**

The new surveillance camera has been installed at the community house which views the clubhouse patio area as well as the boat ramp.

The LTPOA has purchased the property directly adjacent to our maintenance shed, right outside the gate. The board entered into negotiations to purchase the 4.5 acre property last spring and closed on the property this fall for \$38,000. When deciding to obtain the property, many factors were considered. The ownership of the property allowed for the LTPOA to control this area as green space. The current zoning for the property allowed for different residential uses, as well as several potential conditional mixed uses, such as nursing homes, group homes, mobile home parks, etc... The board members noted the junkyard, which used to be lake property and felt like a similar issue, could be avoided by owning this acreage. Jon Riche, an appraiser, conducted some comparable research on the property prior to purchase and found the price to be fair. There are no plans for the property at this time. The board members have been in agreement that the land would be preserved as a nice wooded area along our subdivision entrance.

### **New Business**

Mike was invited to a meeting of The Citizens for Growth who were inquiring about the sand mine. A new judge has been appointed and there is a hearing on January 11<sup>th</sup>.

### **Adjourn**

With no further business to discuss, Shelby made a motion to adjourn and it was seconded by Ken. The meeting adjourned at 8:00 pm.