

## **LTPOA Minutes December 10, 2019**

Board members present Steve Blaha, Mike Steeno, Shelby Reneski, Ken Stojeba, Mark Stubits

President Steve Blaha called the meeting to order.

### **President's Report**

Steve asked the board members if they read the November minutes and if they had any additions, corrections or deletions. Ken made a motion to approve and dispense the reading of the minutes and it was seconded by Shelby. MOTION PASSED.

### **Treasurer's Report**

Shelby read the financial report for December 2019. November had a cash inflow total of \$5,727.54 which included \$5,687.44 from assessments and \$30.10 from interest and \$10 from gate cards. The cash outflow for November totaled \$95,122.07 and included: Ameren (\$100.34), Mickey's Portable toilets 6 months (\$540), CEG Paving (\$93,670), Charter (\$69.99), Phone.com (\$19.24), Will Electronics (\$402.50) and Happy Grass for mowing and trimming in Oct (\$320).

The checking account balance was \$177,153.59 as of 11/30/2019. Interest accrued in the Major Projects Fund account in the amount of \$57.75, resulting in a balance of \$117,161.17 as of 11/30/2019. Ken made a motion to approve the treasurer's report and it was seconded by Doug. MOTION PASSED.

Shelby asked for approval to pay December bills totaling \$8,740.63 which included: Ameren (\$109.55), Charter (\$69.99), Phone.com (\$19.24), Beth Mann County Collector for personal property tax (\$593.45), Beth Mann County Collector for real estate tax (\$702.82), Red Oak Landscaping for dam mowing on 11/04/2019 (\$1,100), Dormakaba for gate cards (\$564.14), Shelby Reneski for stamps (\$22), Krieg, Lohbeck & Co for Tax forms prep (\$145), Happy Grass 3 hours snow removal and bush clearing (\$240), Jim Fish for entrance sign paint (\$33.44) and Mooney Landscaping for cinder storage bin and rip rap \$4,945. Ken made a motion to approve the treasurer's report and it was seconded by Doug. MOTION PASSED.

Shelby reported that currently 26 property owners have not paid their 2019 assessments for a total of \$13,485.08. Shelby and Marilyn have been making calls and collecting some payments. Shelby will be sending out a letter to notify the remaining owners that if payment is not collected, liens will be placed and the matter will be forwarded to our attorney.

### **Building**

Doug reported on an application from the Young Residence I29, I30 to install a boat lift next to their dock. The adjoining neighbors have been notified and have signed off on the installation of the lift. Doug made a motion to approve the lift and it was seconded by Shelby. MOTION PASSED.

An application was received from the Schatzman residence for a porch extension on the front of the home. Only a rough drawing was provided at this time. Doug made a motion to approve the porch subject to approval of final drawings as well as approval from Jefferson County and it was seconded by Ken. MOTION PASSED.

### **Security**

No report

### **Gate**

Rich reported the most used code in November was UPS at 1.6 times per day.

## **Maintenance**

Ken reported that the battery has been replaced in the plow truck. Also, because of mice, peppermint oil has been sprayed in the truck and poison has been placed in the maintenance building.

The rope and post will be removed along the road near the community house. The intention is to eventually replace these with larger rocks. This plan will likely be continued around the parking lot over time. Mark has spoken with a friend that knows the owner of a nearby quarry about obtaining some rocks at low cost.

On Tuesday, the 3<sup>rd</sup> of December, Steve noticed a hole in the road, on the inlet side of the bridge, over the culvert. The hole was approximately 3' x 2' x 4' deep. Cones were placed and the hole was inspected over the course of the next few days. While the size of the hole did not appear to be growing from above, more and more of the dirt inside the hole was found to be rapidly eroding underneath the asphalt. Ken and Steve Carey poured some dye in the hole. The dye was found in the culvert immediately, indicating that a void exists and water is flowing into the culvert. A 4" x 6" hole was then noted inside the top of the culvert. This is thought to be causing the erosion and creating the hole. Matt Holloran has been contacted to inspect and offer advice on the matter. At this time the best course of action was determined to be to excavate in order to identify the source and extent of the problem. As a cost could not be known ahead of time, all 7 board members unanimously voted over email to utilize any means necessary in order to repair the hole, road, bridge and/or culvert. A more detailed time line regarding this issue is being recorded and will be included in a future newsletter.

## **Website**

The deadline for the next newsletter is 01/20/2020.

## **Old Business**

More discussion took place regarding assessing a monthly late fee on any unpaid assessments. More research is still needed in order to determine if this is a possible action the board can take, and what a typical amount would be. Mike stated he would run this by our attorney.

## **New Business**

Linda Fulford spoke with Steve regarding a sea wall she wants to install near a drainage pipe. She is wondering what limitations the board may have regarding the project. Steve asked the board if anyone had comments or concerns. It was agreed that she would be able to install the sea wall along her property as far as she wants as long as she does not impede the flow of any drainage. Doug stated he would go by and speak with Linda and inspect the area.

The flag pole was blown over by high winds. Steve is looking into getting this replaced.

## **Adjourn**

Ken made a motion to adjourn and it was seconded by Doug.