Minutes for LTPOA Board Meeting March 10, 2026

Minutes for LTPOA Board Meeting **March 10, 2026**

Board members present:
Steve Blaha, Jon Riche, Nathen Reed, Mark Stubits, and Craig Jung

Eight residents in attendance.

Steve called the meeting to order at 7:00 pm

Pledge of Allegiance

Steve asked for a moment of silence to be observed in honor of those who have passed away recently: Matt Holloran, Carol Bertelsmeyer, Pat Griffero, Aydin Silhavy, and Ross Ackerson.

Steve asked permission to dispense reading of the February 2026 minutes

Jon made a motion to approve

Mark seconded

Motion approved

Treasurer's Report

Craig read the financial report for Mar **2026**

March 2026 Financial Report	
Gate cards	$25.00
Refund from Travelers Insurance on audit	$375.00
Interest	$25.29
February's Total Cash Inflow	**$425.29**

February 2026 Bills Paid	
Charter	$130.00
Ameren	$167.67
Happy Grass- snow removal, fuel, car wash for truck & skid steer rental	$3,029.69
Janet Hirsch- loop detector for the gate	$145.86
Safeguard- checks for the checking account	$141.01
Total	**$3,614.23**

Bills Paid In February	**$3,614.23**
Checking Account Balance for February	**$107,139.67**
Major Projects Fund January 2026	**$505,364.07**
Interest at 3.25% for February	$1,241.41
Total	**$506,605.48**
Flourish Major Projects Fund	**$222,813.00**
Flourish Savings	**$283,792.48**

Steve asked for a motion to approve the March 2026 Treasury Report

Jon made a motion to approve

Nathen seconded

Motion approved

March 2026 Bills To Pay	
Charter	$130.00
Ameren	$147.97
Colbert Consulting- 6 months of web hosting	$59.70
Wegmann Law- legal	$40.70
Professionally Designed Services- south side ditch digging & cleaning	$15,000.00
Saint Louis Equipment- fluid film and plow edges for the plow truck	$1,312.65
Janet Hirsch- gate motor brushes	$83.33
Happy Grass- tree removal and installation of sign on Lakemont	$3,600.00
Brilliant Skies - 4th of July fireworks	$12,000.00
Zumwalt Corp- work on the gate	$393.55
Total	**$32,767.90**

Steve asked for a motion to approve payment of March 2026 Bills

Jon made a motion to approve

Mark seconded

Motion approved

Building

- Craig & Angie Jung - E10 & E11A - Work to be done by 'All In Construction'.
    - Landscaping to repair water drainage issues. Replace collapsed drainage lines from the driveway and the house

gutters. Adding two stone walls to level the property to slow water runoff and to stop erosion from the yard to the lake. Adding rock between the two retaining walls.

- Work to be done at the lakefront patio area. Remove the fire pit plus surrounding stone walls. Excavate the area to bring it level with the existing seawall. Remove the existing seat wall which is currently leaning forward and rebuild in the same location to correct the damage. This new seat wall will be extended to the left (looking from the lake) following the boundary of the excavated area. Two steps will be added in the center and the left hand pillar will be moved to the end of the left boundary. Concrete will be added to the area to meet the seawall at the lake. A new stone fire pit will be added in the center of the newly concreted section. A step will be added to transition from the neighbors patio.
- A small concrete wall will be built at the end of the walkway at the far right hand side of the patio to prevent lake water from seeping behind the seawall. A 30" W X 16' L concrete area will be added behind the existing sidewalk.

Nathen made a motion to approve the patio and drainage repair work at the Jung property as described above

Mark seconded

Motion approved

- Craig and Angie Jung - M81, M82, and M83 - Dock removal and reassignment of ownership to 6247 South Lakeshore (lots E10 & E11A) - The dock currently associated with lots M81 thru M83 is very small and difficult to use. It is so close to the neighboring dock that the owner of the neighboring dock had to install a small

customized lift. Also, there is only eight feet distance between the Jung dock and the neighboring dock on the opposite side.

- The neighbor, Jeff Marlow, has agreed to remove the Jung dock at his expense.
- Craig and Angie Jung agree to forever refrain from rebuilding a dock in this same exact location.
- The submission of this application permit will transfer the property rights for this dock from 5981 N. Lakeshore Dr. to 6247 S. Lakeshore Dr., property also owned by Craig and Angie Jung.
- The Jungs will not rebuild the dock at this time. When future plans involve rebuilding the dock in a new location all Tishomingo guidelines will be honored.

Jon made a motion to approve the removal of the existing Jung dock and the reassignment of ownership for this dock to 6247 S. Lakeshore Dr. as described above

Nathen seconded

Motion approved

- DeAnn Sharpless - F20, F21, & F22 - Add deck on their house 6' X 24' - metal covered roof - will tie into existing screened area. The construction will mirror the back side of the house. She has obtained Jefferson County permit approval.

Jon made a motion to approve the new deck construction at the Sharpless property as outlined above.

Nathen approved

Motion approved

Security

No update

Gate

Gate report for March 2026

Access Code use February 2026

Code assigned to	Monthly Usage	Avg daily
Carey3, Steve	66	2.4
Bus2, School	55	2.0
Stubits3, M	52	1.9
Dolan2, Tanis	50	1.8
Marschuetz Jr1260, Ken	40	1.4
Deroode3, J	31	1.1

Access Code use January 2026

Code assigned to	Monthly Usage	Avg daily
Bus2, School	135	4.4
Carey3, Steve	131	4.2
Stubits3, M	75	2.4
Marschuetz Jr1260	71	2.3
SCHATZMAN2, S	71	2.3
Bus3, School	56	1.8

Access Code use December 2025

Code assigned to	Monthly Usage	Avg daily
Carey3, Steve	157	5.1
Bus2, School	146	4.7
Holloran071624, M	112	3.6
SCHATZMAN2, S	77	2.5
Stubits3, M	74	2.4
Mitchell, E	65	2.1

Access Code use November 2025

Code assigned to	Monthly Usage	Avg daily
Carey3, Steve	122	4.1
Bus2, School	98	3.3
Dierzbicki, Dan	87	2.9
SCHATZMAN2, S	78	2.6
Mitchell, E	76	2.5
Stojeba3, Ken	70	2.3

In first place in Feb. 2026 entry code usage was S Carey with daily usage of 2.4 times per day. (Usage of 2.4 times per day is considered acceptable.) Mr. Carey's entry code was changed in mid-January after high usage in Dec & Jan. In second place was "School Bus2". Daily usage averaged 2.0 times per day. In Dec 2025 daily usage averaged 4.4 times per day.

In first place in Feb. 2026 entry code usage was S Carey with daily usage of 2.4 times per day. (Usage of 2.4 times per day is considered acceptable.) Mr. Carey's entry code was changed in mid-January after high usage in Dec & Jan. In second place was "School Bus2". Daily usage averaged 2.0 times per day. In Dec 2025 daily usage averaged 4.4 times per day.

Gate at 45degrees—Summary report

Feb 13: Mark S. emailed me that there were problems with the ingate. The gate seemed to be stuck at about 45deg & would not allow large, taller vehicles in, so the bar had to be removed.

Analysis: When the gate computer signaled the gate to open, instead of going to the 90deg position, the gate only went up to ~45deg. Watching the mechanism, the gate bar made it to ~45deg & no further. There is a time-out function that stops trying to raise the bar after a certain length of time. I replaced the lift belt which did not help.

Zumwalt Co was called for service. (Zumwalt installed the latest iteration of gate hardware & were the most recent gate service co. we've dealt with. Devin & Corey were here in Apr 2025 to replace two main circuit boards).

Feb 16: Joe from Zumwalt "swung" by at about 1pm Monday. After a few minutes of fiddling with a couple of potentiometers on the main circuit board, Joe got on his phone & contacted Liftmaster. Confirmation of a bad lift motor came when he removed one of the motor brushes. It was very dirty looking & down to about 1/8 inch thick. He compared it to a single brush from the outgate lift motor. The outgate motor brush size was about 1/4 inch.

Here's a photo of the brushes I removed from the "bad" motor:

Top brushes: removed from "bad" lift motor; Bottom brushes: bought from Amazon

Joe did not have a motor in the truck & Zumwalt did not have one in stock.

Feb 20: Zumwalt informed us that installing the new motor would cost about $1500 & that this would not include the cost of his earlier visit on 2-16. More bad news: We were informed Joe would not install the new motor until Feb 26. So the subdiv would be without a working gate for about 2 weeks. (I looked online & found lots of sources for the motor at $575 to $650.)

Feb 26: We met Joe at the gate at ~1pm. He installed a new motor & demonstrated that the ingate now operates correctly.

As it appears that the only problem with the ingate motor was bad brushes. I looked online for replacement brushes for the old motor. Oddly, I found a set of brushes for the Liftmaster barrier gate motor at Amazon!
A set of brushes from the Liftmaster store at Amazon sold for $80.

Maintenance

- Mark did some research and found that we cannot lease a Bobcat because we use the Bobcat to move salt which is forbidden in the lease contract. Nathen will talk with a contact that could possibly repair the existing Bobcat. Ongoing.
- The 'Swim At Your Own Risk' sign located on South Lakeshore Dr. is falling down. The decision was made to remove this sign given this type of sign is already in place in other locations.
- The sign at the front entrance that outlines the '$250 Fine' is delaminating. Jon will look into ordering another one.
- Jon will get a bid to add individual resident name plates to the signs for the independent roads (an example would be Fairview Drive). The names would be added at the owner's expense and ordered through the Board to keep the format of the names consistent on each sign. All residents on a given road will be contacted prior to making the sign order to prevent a large number of singular orders.
- The lights around the maintenance shed have been upgraded to a higher wattage for improved brightness.

LTIA

- Corned Beef Dinner - **March 8th**
- Membership has fallen off from prior years - the current enrollment is 66 members. New members are WELCOME!!
- There are 11 Community House rentals set up so far for this year.
- Two more picnic tables have been purchased for the pavilion area. This brings the count to six newer tables under the pavilion. The older wooden tables will be transitioned to replace tables that are in more disrepair at the lakefront.

- Lake Clean Up - **April 11th** - Beach Area - Sandwiches served after clean-up is complete.
- Plant Sale - **April 25th** - NEW!!! Breakfast will be served from 9:00am to noon.
- Fishing Tournament - **May 9th** - Fish caught in the tournament will be used for the fish fry.
- Fish Fry - **May 16th** - There is a rental the same day - The LTIA notified the renters that the fishing tournament will take place in the morning and will be completed by noon.

Finance

- No update

Dam

The dam inspection will take place in June 2026. Steve sent in the paperwork needed for the inspection to take place.

Sewer Board

- No Update

Water Testing

- No Update

Old Business

- Ditch clean - up - There is an issue with a culvert that goes under Tishomingo road. When the directional line for the sewer was installed it was run through the culvert. We will need to hand dig around the culvert to determine what the problem involves and what needs to be done to fix it. Steve is managing the work on this project.

New Business

- A proposal was presented by Dan Timmersman to build a pickleball court in the beach area where the old horseshoe pits currently reside. This would be a 30' X 60' single court. Funding for this project would come from donations and help from volunteer labor. Jon will talk to Shelby regarding the insurance aspects of this endeavor. The area will be staked out to demonstrate the location of the court. More to come once these steps are complete.
- Motion was made to retain Happy Grass to maintain lawn care in 2026.

Steve made a motion to approve hiring Happy Grass to manage lawn care in 2026 at the same cost as 2025.

Jon approved

Motion approved

- The spillway walking pathway is very difficult and precarious to maneuver. Walkers and runners are concerned about the safety of traveling down the spillway and then back up. Question: Can the steps be improved and instead of climbing along the wall to get to the path; could steps be added up from the spillway? Adding steps would be problematic because the area is solid rock. Any changes in this area would also need to be approved by the Department

of Natural Resources because it involves changes at the dam. Mark will talk to the DNR when they are here to inspect the dam to get possible improvement ideas.

- The Ricotta issue is a legal case that is still in progress. The Board has been instructed not to comment on this case since it is a legal matter.
- Jon will purchase signs to generate handicap parking at the Community House.

Newsletter

No update

Jon made a motion to adjourn

Mark on seconded

Motion passed