Minutes for LTPOA Board Meeting May 12, 2026

Minutes for LTPOA Board Meeting **May 12, 2026**

Board members present:

Steve Blaha, Jon Riche, Shelby Renesky 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 permission to dispense reading of the March 2026 minutes

Jon made a motion to approve

Shelby seconded

Motion approved

Treasurer's Report

Shelby the financial report for May **2026**

May 2026 Financial Report	
2025/2026 assessment	$820.00
Gate cards	$50.00
Interest	$18.12
April's Total Cash Inflow	**$888.12**

April 2026 Bills Paid	
Charter	$130.00
Ameren	$136.72
Mickey K's Portable Toilets- 6 months rental	$780.00
Wegmann Law- legal	$430.20
Zumwalt- gate motor and labor	$1,586.00
Steve Kottemann- landscaping and maintenance	$765.00
SOLitude Lake Management- downpayment on lake core sampling	$895.00
Total	**$4,722.92**

Bills Paid In April	**$4,722.92**
Checking Account Balance For April	**$70,561.46**
Major Projects Fund March 2026	**$507,983.46**
Interest at 3.25% for April	$1,337.08
Total	**$509,320.54**
Flourish Major Projects Fund	**$222,813.00**
Flourish Savings	**$286,507.54**

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

Jon made a motion to approve

Mark seconded

Motion approved

May Bills To Pay	
Charter	$130.00
Ameren	$132.90
Happy Grass- mowing common ground March	$175.00
Happy Grass- mowing common ground & gate to 4-way April	$725.00
Red Oak Landscaping- Dam mowing 4/14/26	$1,320.00
Shelby Reneski- stamps	$46.80
Steve Blaha- mold & mildew remover	$30.61
Rapid Fire Safety & Security- software maintenance agreement	$142.11
Total	**$2,702.42**

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

Nathan made a motion to approve

Jon seconded

Motion approved

Building

No new updates

Security

- Need to get the security boat in shape before the Fourth of July holiday. Ken will get this done in the next couple of weeks.
- Jon will reach out to Aaron to see if he has started conducting random checks during the week yet.

Gate

Gate report for May 2026

Access Code use April 2026

Code assigned to	Monthly Usage	Avg daily
Stubits3, M	154	5.1
Carey3, Steve	131	4.4
Marschuetz Jr, Ken	83	2.8
SCHATZMAN2, S	73	2.4
Reneski3, C	72	2.4
Mitchell, E	71	2.4

Access Code use March 2026

Code assigned to	Monthly Usage	Avg daily
Stubits3, M	181	5.8
Marschuetz Jr, Ken	130	4.2
Carey3, Steve	114	3.7
SCHATZMAN2, S	92	3.0
Reed4, Nathan	82	2.6
Dolan2, Tanis	73	2.4

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 Jr, 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 Jr	71	2.3
SCHATZMAN2, S	71	2.3
Bus3, School	56	1.8

In first place in April 2026 entry code usage was Mark Stubits with daily usage of 5.1 times per day. In second place was Steve Carey. Daily usage averaged 4.4 times per day.
In first place in March 2026 entry code usage was Mark Stubits with daily usage of 5.8 times per day. In second place was Ken Marschuetz, Jr. Daily usage averaged 4.2 times per day.

February access code usage was unusually low because the gate was open for two weeks due to motor failure.

Kayak guy

On March 28 Steve Blaha noticed a guy in the CH parking lot unloading a kayak. When questioned, Kayak Guy (KG) claimed a friend the lived at LT gave him permission to use the lake, though KG was unable to give Steve his name. Steve was able to convince KG to leave.

Wondering whose entry code KG used, I found he used a code issued to Ken Stojba that was issued on May 2022.
We noticed that a Fedex truck had been using the same code. So, it was probably time to cancel that code.

Water Leak in Sales Office in March 2026
Steve Kottemann (SK) reported a water leak inside the SO when he turned on the mail water supply. Water from the Comm House enters the SO via PEX pipe from the west side of the building into the room with the circuit breaker box. There were actually three problems with the SO:

1) The furnace was not maintaining the temperature above freezing. (The reset button on top of the transformer in the blower unit may have popped needed to be reset or the temp setting on the tstat was just wrong. The furnace now seems to be working.
2) As SK observed, the compression fitting popped off the copper pipe below the sink. I fixed this by just redoing the fitting & tightening the compression nut.
3) There was another more serious leak in the wall above the shutoff valve:

   To fix this leak I had to cut away much of the wall in the circuit breaker room.
   It really looks like the plumber that did the original installation did not do a great soldering job, though freezing water can exert incredible pressure. I fixed this by cleaning &/or replacing some of the fittings & re-soldering.

Maintenance

- Plow truck has been cleaned and put away for the summer.
- The old skid steer is up for sale, asking $12,000. Ken is looking into the purchase of a newer used skid steer. More to come when further information is available.

LTIA

- Fish Fry - **May 16th 5:00pm** - There will be live music. Please bring a side dish.
- LTIA Membership has dropped to 54 residents. Come join the fun! We welcome all new members!!

Dam

- No Update

Sewer Board

- No Update

Water Testing

- Joe Day has been conducting bi-monthly visits to test the water. So far all is looking fine. These tests will continue throughout the summer.

Old Business

- Jon is working towards getting signs for new handicap spots at the Community House and for the cove roads. More to come in future meetings.
- Nathen is researching the possibility of logging the 4.5 acres owned by the LTPOA. He has reached out to two loggers. One has responded indicating interest in the project but he and Nathen have not yet been able to set a time for a meeting. Nathen has a copy of the survey and is checking the boundary lines of the property to determine the area involved.
- Jon is working on getting a second bid from SOLitude Lake Management that would subcontract the dredging project.
- Fishing tournament had 8 to 10 participants. Approximately 150 fish were caught. The winner was Nathen Reed's crew.
- Ricotta property update: Mr. Ricotta asked for a 90 day extension that was granted by the Board to clean up his property which ends on July 10th.
- The total cost to clean out the ditches around the lake was $30,000 ($15,000 per side of the lake).
- Shelby has conducted cost research regarding the proposal to add a pickleball court at the Community House (where the current horseshoe pits are located):
    - Based on the research the initial cost could be anywhere from $20,000 to $50,000.
    - General maintenance of the court:
        - $400 to $1,500 per year
        - After 4 to 8 years the court will need to be resurfaced which would cost between $4,000 to $8,000
    - Concerns introduced by the Board Members:
        - Location of the court could interfere with the dredging process.

        - The likelihood of injury related to playing pickleball is relatively high.
        - The court would be open to vandalism.
        - The current plan is to utilize volunteer workers to help install the court. Using a professional company to install the court would offer a course of action to rectify any installation issues.
        - The initial plan submitted to the board outlined a budget of $12,500. The amount raised thus far is $6,000 in private donations, approximately 12 residents have expressed interest in the project. Given the research cost results outlined above, what is the discrepancy between the research numbers and the initial budget? One known factor is that the initial bid did not include a fence around the court. This brings up another concern given the court will be close to the road.
    - Conclusion - more information is needed before a final decision can be made regarding installation of the pickleball court. Further discussion is needed.
        - Nathen will contact a St. Louis contractor that has experience in installing a pickleball court to get a second opinion on the cost.
        - Mark will do the same with another contractor that he knows.

New Business

- Update from Janet Hirsch - The Lake Tishomingo website is now secure and can be accessed via LakeTishomingo.com. This will provide security for our

property owners when entering data requesting gate access credentials. The one time cost should be $75 to $100 dollars billed to the LTPOA from Colburn Consulting.

- When exiting the lake via the lake gate, directly past the maintenance yard there are two ditches to the right of the road that are lined with brown rock and covered with leaves. The LTPOA would like to have these leaves blown into the woods. Mark indicated that the honeysuckle needs to be cut back in this area also. Nathen will talk with Mike Eberhardt to see if he would have time to address this issue.
- Jon will send a letter to the resident who allowed a member of their household to drive recklessly on the lake.

Newsletter

No update

Ken made a motion to adjourn

Shelby on seconded

Motion passed