Minutes for LTPOA Board Meeting **October 14, 2025**

Board Members present:

Steve Blaha, Shelby Renesky, Ken Stojeba, Nathen Reed, Craig Jung and Mark Stubits

7 Residents in attendance

Steve called the meeting to order at 7:00 pm

Pledge of Allegiance

The September 2025 meeting was cancelled due to lack of quorum.

Steve asked permission to dispense reading of the August 2025 minutes

Shelby made a motion to approve

Ken seconded

Motion approved

Treasurer's Report

Shelby read the financial report for October **2025**

October 2025 Financial Report	
Gate cards	$25.00
2025/2026 assessments	$16,235.10
Interest	$59.33
Total Cash Inflow for September	**$16,319.43**

September Bills Paid	
Charter	$130.00
Ameren	$154.77
Steve Kottemann- July & Aug Comm House mant. & gravel	$625.00
Bradley Schopp- over paid his assessment due to lost invoice	$171.28
A&S Protection- 245 hours and fuel	$9,248.73
Janet Hirsch- keyboard & mouse for guard shack	$30.84
Travelers Insurance- workers comp & employers liability	$818.00
Cincinnati Insurance- commercial policy	$21,794.00
Cincinnati Insurance- management liability	$2,266.00
Colburn Consulting- 6 months hosting website	$59.70
Red Oak Landscaping- mowing on 8/9	$1,320.00
Happy Grass- mowing boat ramp, gate to 4way & roadsides	$1,210.00
Jon Riche- signs	$425.50
Total	**$38,253.82**

Bills Paid in September	**$38,253.82**
Returned check for assessments for NSF	$200.00
Checking Account Balance for September	**$192,059.12**
Major Projects Flourish Fund August 2025	**$498,050.50**
Interest at 4% for September	$1,565.26
Total	**$499,615.76**
Flourish Major Projects Fund	**$222,813.00**
Flourish Savings	**$276,802.76**

Steve asked for a motion to approve the September 2025 Treasury Report

Ken made a motion to approve

Mark seconded

Motion approved

October Bills To Pay	
St. Louis Equipment- upfitted the plow truck	$15,800.00
Charter	$130.00
Ameren	$152.32
Red Oak Landscaping- mowing 9/19	$1,320.00
A&S Protection- 175 hours of security	$6,475.00
CEG & Family Paving & Sealing- road paving	$54,926.00
Professionally Designed Services- ditches & beach area	$23,120.00
Happy Grass- grass cutting	$550.00
Krieg, Lohbeck & Co, CPA's- tax prep	$219.00
LRB Engineering & Land Surveying- disposal property investigation	$348.40
USPS- first class presort	$370.00
Janet Hirsch- hard drive and enclosure for guard shack computer	$121.92
Harrison Fishery- fish	$5,375.00
Total	**$108,907.64**

Steve asked for a motion to approve payment of September 2025 Bills

Ken made a motion to approve

Nathen seconded

Motion approved

Building

- Nathen Reed - D75 - D76 - Rebuild or replace existing 6' X 8' shed in the same location.

Ken made a motion to approve the rebuild or replace of the shed at the Reed property as outlined above

Mark seconded

Motion approved

- Richard Lippit - K07 - K08 - Install boat lift where the pontoon boat is currently located. Basically switching the locations of the speedboat and the pontoon boat. The lift will not take up any additional space, no wiring needed and will not be near any neighboring property.

Ken made a motion to approve the installation of the boat lift at the Lippit property as outlined above

Shelby seconded

Motion approved

- Kenny Marschuetz purchased a house in Forrest Estates which encompasses 6560 S. Lakeshore Dr (lot C42). This lot has a dock located in front of the property. Kenny Marschuetz has asked Ken to confirm that this dock is officially attached to this property.
- Reminder of discussion from previous meeting: Shealy - B05, B42, B43, and B46 thru B49 - Add a detached, 3-car garage facing the driveway. The lots associated with this residence have all been combined into a common lot except for the single lot where the proposed detached garage will be built. A stand alone (detached) garage does not meet the Tishomingo restriction that all garages must be contiguous with the house. Therefore this request is being denied. Nathen will speak with the resident to discuss possible changes to the application that would satisfy this restriction. At that time a new revised application should be submitted.
- Outcomes from previous meeting:

1. There are a number of houses within Lake Tishomingo where the corresponding garage is not attached to the house. It is a very difficult, often impossible, task to enforce the Lake Tishomingo restriction that the garage be attached to the house after the fact. The concern of the Board Members regarding garages that are not contiguous with the home is that the garage could be very close to, on, or across the border of a separate property that is not affiliated with the location of the house. If this were to occur, it would generate a situation where the survey could potentially result in a garage becoming a stand alone structure for that separate property.
2. The Board Members and the lawyer have had extensive discussions regarding this topic. As a result of these meetings a new agreement has been developed. The agreement indicates that when constructing a new house with a garage or adding a garage to an existing house, the final result of the combined house and garage property must be located on the same parcel of land. Meaning if there are multiple lake lots associated with the combined house and garage property, all of these lots must be combined legally into one parcel. This would prevent any owner, current or later, from dividing the house and garage combined property into more than one defined area. Thus eliminating the possibility of a stand alone garage or any other combination of separate entities. This change would allow the construction of a garage that is not attached to the house.

Nathen made a motion to approve the implementation of the new agreement as outlined above

Ken seconded

Motion approved

- A review of the current verbiage in the 2008 Lake Tishomingo building codes document will be conducted by the Board. The document will then be updated to include further specifications that may be needed (one example would be that the aesthetics of the garage must match that of the house).

Security

- The security contract for 2025 with A&S Protection ended on 09/30/2025.

Gate

Gate report for October 14, 2025

Access Code use September 2025

Code assigned to	Monthly Usage	Avg daily
Schenk3, C	152	5.1
Holloran071624, M	106	3.5
Stubits3, M	78	2.6
Stephens	66	2.2
Schatzman2, s	60	2.0
Matzger, Steve	57	1.9

Access Code use August 2025

Code assigned to	Monthly Usage	Avg daily
Schenk3, C	152	4.9
Stubits3, M	141	4.5
Shea2, M	121	3.9
Holloran071624, M	78	2.5
Dierzbicki, Dan	72	2.3
UPS0527,	72	2.3

Access Code use July 2025

Code assigned to	Monthly Usage	Avg daily
Brukardt2, Wayne	145	4.7
Hopfer3, K	143	4.6
UPS0527,	122	3.9
Dierzbicki, Dan	119	3.8
Timmersman, Jim	119	3.8
Kustra2, M & K	99	3.2

Access Code use June 2025

Code assigned to	Monthly Usage	Avg daily
Hopfer3, K	166	5.5
Timmersman, Jim	149	5.0
UPS 0527,	131	4.4
Schenk3, C	83	2.8
Ott2, C	82	2.7
Martens2, John	81	2.7

For September & August 2025, high entry-code usage winner was C. Schenk. Daily usage averaged 5.0 times per day. In second place in Sep was M Holloran with daily usage of 3.5 times per day.

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Recent security gate surveillance problems

1) Gate camera at guard shack stopped recording video.
2) Hard drive failure on drive E: one of two drives that record video.
3) Gate camera was recording video continuously, not just when motion was detected.

Summary: To fix problems we replaced a 6-year-old hard drive & its enclosure. Also, we "rolled back" a recent gate camera firmware update.

Maintenance

- The new plow truck is ready and we should have it soon.
- Ken is working on getting more salt for the road.
- Mike Eberhardt will be working to repair the skid steer. Nathen is coordinating this effort.
- Happy Grass will handle clearing the Maintenance Shed area plus other areas around the dam that need attention.
- Hwy 21 Recycling and Scrap Mart Metals are no longer accepting loose cans. Looking into using World Metal Buyers or a different recycling center in Festus to determine where to take the cans. Mark and Steve are working together on this project. Steve has the net and straps that will hold the cans in the trailer.
- The drive shaft has been installed in the old plow truck which means it is now ready to be sold. Ken will coordinate this effort.
- Ken has purchased a spray to be applied to the new plow truck that will guard against corrosion due to the road salt. A pressure washer will be used to apply the spray to the bottom of the truck. Steve has found a pressure washer to buy to be used for this purpose.

  Ken made a motion to approve the purchase of the pressure washer to be used as outlined above

  Mark seconded

  Motion approved

LTIA

- Fall Festival was very successful raising a total of $1,308.90. Thank you to all that worked so hard to make it happen!!

Finance

Sewer Board

Newsletter

- ***Looking for a volunteer to manage the Newsletter. Please contact one of the Board Members if you are interested.***

Dam

Water Testing

Old Business

- Mr Ricotta has added a new fireplace in his fifth wheel which appears to have a chimney that is in violation of building restrictions. A report will be sent to the Fire Marshall and they will come out to review for the violation. Jefferson County will also be coming out to view the house to see if other violations are present.

New Business

- We are working on getting the meeting notes to the Website on a more timely basis. Craig is coordinating this task.
- We are still looking for a Volunteer to take over responsibility for the NewsLetter.

Ken made a motion to adjourn

Mark seconded

Motion passed