Minutes for LTPOA Board Meeting **November 11, 2025**

Board Members present:

Jon Riche, Ken Stojeba, Nathen Reed and Mark Stubits

Jon called the meeting to order at 7:00 pm

Pledge of Allegiance

Jon asked permission to dispense reading of the October 2025 minutes

Ken made a motion to approve

Nathen seconded

Motion approved

Treasurer's Report

Jon read the financial report for **November 2025**

November 2025 Financial Report	
Gate Cards	$45.00
2025/2026 assessments	$9,037.12
2022/2023 assessments	$250.00
2019/2020 assessments	$200.00
Interest	$52.77
Total Cash Inflow for October	**$9,584.89**

October Bills Paid	
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**

Bills Paid In October	**$108,907.64**
Checking Account Balance for October	**$92,736.37**
Major Projects Flourish Fund September 2025	**$499,615.76**
Interest at 3.75% for October	$1,557.93
Total	**$501,173.69**
Flourish Major Projects Fund	**$222,813.00**
Flourish Savings	**$278,360.69**

Jon asked for a motion to approve the November 2025 Treasury Report

Ken made a motion to approve

Nathen seconded

Motion approved

November Bills To Pay	
Charter	$130.00
Ameren	$132.94
Salt Industries- salt	$2,127.25
Mickey K's Portable Toilets- 6 months rental	$690.00
Steve Blaha- trailer tarp, pressure washer, straps & notary fee	$125.34
Happy Grass- mowing, brush & tree removal & cleaning maint. Shed	$1,150.00
Total	**$4,355.53**

Jon asked for a motion to approve payment of November 2025 Bills

Ken made a motion to approve

Nathen seconded

Motion approved

Building

- **Joyce Stanberry - M76 - M78 - Existing dock needs repair. Andy Kittel to perform the work. Repair consists of replacing rotted boards on the dock. Location and size of the dock will remain the same. This repair is already complete.**

Ken made a motion to approve the work done to repair the dock

Jon seconded

Motion approved

- **Glen Deutsch - D32 - D34 - Remodel existing deck on the house (25' x 36') to replace boards with composite decking and add new railing. Location and footprint of the deck will remain the same.**

Jon made a motion to approve the deck remodel at the Deutsch property

Ken seconded

Motion approved

Security

- No Update

Gate

Gate report for November 11, 2025

Access Code use October 2025

Code assigned to	Monthly Usage	Avg daily
Schatzman, S	98	3.2
Schenk3, C	84	2.7
Holloran071624, M	70	2.3
Stojeba3, Ken	67	2.2
Stephens	62	2.0
LEEKER2, D	60	1.9

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

For October 2025, high entry-code usage winner was Schatzman. Daily usage averaged 3.2 times per day. They have a major construction project underway.

In second place in Oct was Schenk3 with daily usage of 2.7 times per day. Due to high usage by Schenk3 in Sep & Aug, Ms. Schenk was contacted. She had given out her entry code to a daily bus driver which made her entry code usage look worse than it really was. Schenk was given a new code to use. To my knowledge the bus driver was not contacted & was not given a new code.

Recent security gate problem

Touch Pad not working

The gate touch pad was reported to not be working on 10-19-2025 at 8:48pm.
On Oct 20 we went down to the gate & confirmed that the screen was not responding to touch.
Rebooting the gate computer in the outbox, “touch” capability was restored.
We don’t know why the screen lost touch functionality.
Mark S. later reported that he had received reports of the screen losing touch capability.

Maintenance

- New plow truck has arrived!
- Salt has been delivered. We are set for road treatment this winter.
- The old Bobcat will be used to load the salt to the new truck.
- Ken will file and pay the taxes, plates, etc. on the new truck.

Jon made a motion to approve reimbursing Ken for the cost of the plates and filing of the new truck

Mark seconded

Motion approved

- Gravel is needed for the maintenance yard. Ken will coordinate this purchase.

Jon made a motion to approve the purchase of rock for the maintenance yard.

Ken seconded

Motion approved

- Mark will check on when the culvert repair around the lake will resume. The current repairs appear to be holding up well in the rains.

LTIA

- Turkey dinner was very successful, over fifty residents attended!
- December 14th - Chili cookoff. Non-perishable food items will be collected for the local food pantry. If you cannot attend the cookoff food items can be dropped off with Barb Rohm.

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

- Mark will be working on road signs - install one for Lakemont and repair the bent sign at the entrance.
- The maintenance yard area has been cleaned up and cleared of debris by Happy Grass.
- There are a tremendous amount of cans currently in the maintenance yard. We have not been able to recruit volunteers to maintain the cans, therefore Happy Grass

employees will take on this task and will be paid hourly from the proceeds. The Fishing Association will then receive the balance of the proceeds.

- The Angler's Association along with the LTPOA stocked 175 Muskellunge into the lake. This decision was made along side fishery experts and our lake management biologist. Muskellunge, often called musky, play an important role in maintaining a healthy lake ecosystem. As top predators, they help keep fish populations balanced by feeding primarily on weaker or overabundant fish species. This natural control supports a stronger, more diverse fish population. While not impossible, it is highly unlikely that these fish will reproduce.

- Musky have teeth, similar to the walleye already present in our lake. However, muskies do not pose a significant threat to people. They are shy, elusive fish that typically avoid humans. Their presence is often a positive sign of good water quality and a thriving aquatic environment. We ask that you release any musky caught while they get established. The stocked Musky are currently approximately 14" long in size and will grow up to 45 pounds and 48" long.

New Business

- Concerns are ongoing regarding the state of the Ricotta property:
    1. Steve contacted Jefferson County regarding these concerns. Jefferson County has inspected the property and has found multiple violations.
    2. A large number of residents have approached the Board outlining their concerns regarding what can be done to force the clean up and improvement of this property. The condition of this property is devaluing every property within the lake community. The overall consensus being it is time to tackle this issue.
    3. The Board will gather pictures then contact Bianca, the lawyer we work with at Wegman Law, to discuss our options to address this situation. The Lake Restrictions will be considered as part of this discussion. The goal being to reach a plan of action that is legal and also complies with the Lake Restrictions to resolve.
- The Board stated that the area being considered for dredge is from the beach to approximately 1/3 of the lake. The Board looked into buying the junkyard property to use as a dump site for the silt removal but it is not suitable for this purpose given the water runoff would not go back into the lake. It is a requirement for the dredge process that the water run back to the lake. The lake would run dry if the dredge water were not returned to the lake.
- The chimney of the Sales Office will be cleaned in the spring.
- Tree removal near the Maintenance building:

Ken made a motion to have Steve Kottemann remove the tree near the Maintenance building for $75.

Jon seconded

Motion approved

- Christmas lights on the sales office:

Ken made a motion to have Steve Kottemann place the Christmas Lights on the Sales Office.

Jon seconded

Motion approved

Ken made a motion to adjourn

Mark seconded

Motion passed