

Lake Forest Estates
Board of Directors Meeting
September 8, 2016
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October 13th, 2016 Next Board Meeting

Call to order 7:02 pm

Jim Donze, Harry Davis, Bob Palmer, Greg Stephenson, Anne Davis, Dave Evelsizer and Cindy McCune were in attendance.

Open Forum:

A resident asked if there is a need to make Lake Forest a gated community. The question was based on recent vandalism activity in the community. Jim Donze explained to everyone present that the Ste. Genevieve Sheriff's Investigators have determined that the vandalism at the boat shed and the truck window that shot with a pellet gun was done by juveniles internal to Lake Forest. There is an open case of a person wearing a red hoodie that was seen looking inside a resident's car in the early morning hours that the Ste. Genevieve Sheriff Investigators are close to solving as well.

There was also discussion that non-residents may be coming into the community with boats and using the lakes. If you see boats launching without boat stickers and feel that these individuals may be trespassing please call the Ste. Genevieve Sheriff Dispatch at 573-883-5215.

Business session

Approval of Minutes

Motion to approve the August minutes made by Harry Davis. Second by Dave Evelsizer. Motion passed with all in favor.

Treasurers Report- Bob Palmer

Total income for the year as of August 31st is \$373,115. Total expenses are \$218,684 resulting in net income of \$154,431. Our checking account balances as of 8/31 total \$191,597 and we have \$335,000 in certificates of deposit. Our outstanding loan balance is \$517,456.

Our largest past due assessment, which is approximately \$11,000, should be paid in full before the end of the month. The home had been foreclosed on by a bank and the bank in turn put the property up for auction. The closing for the new buyers is scheduled to take place this month and all assessments will be brought up to date. Our total remaining past dues are very small and payments arrangements have been made with all parties to bring the accounts up to date.

Motion to approve the Treasures report by Dave Eversizer. Second by Greg Stephenson. Motion passed with all in favor.

Community Managers Report: Tom Duro

Water – Well #1 pumped 1,154,000 gallons and well #2 pumped 1,062,600 gallons for a total of 2,216,600 gallons of water. Water system running normal.

Lagoon – Both blowers running normal.

Pool – The pool ran great this last month. Chemicals were in order after the closing and cleaning. Closed on the Tuesday after Labor Day and Ragsdale winterized today Thursday September 8th.

Maintenance – Mowing everything. Had to replace PTO switch, fuel cap and mower belt idler pulley. Cost approximately \$130 for parts. Pump in small pond stopped working. It was sent back and they replaced pump on them but upper unit and blades Lake Forest had to pay for, approximate cost \$318 for repair and \$98 shipping for a total of \$416. Repaired 3 fiber optic lights at the pool.

The following bills were voted on to be paid:

Lakenan Insurance \$1006.00

Motion to pay by Anne Davis, second by Bob Palmer. Motion passed with all in favor.

Maloney Wright and Robbins Audit \$4294.00

Motion to pay by Cindy McCune, second by Dave Eversizer. Motion passed with all in favor.

MFA Oil and Propane \$598.07

Motion to pay by Dave Eversizer, second by Bob Palmer. Motion passed with all in favor.

Committees:

Public Works: Don Kuehn

At the August Board of Directors meeting Don explained that there were 2 major areas in the community where it was better to have a 2 inch overlay placed verses patch work. One area is on Lakewood across from the Basketball Court going down towards the dam and the other close to the marina. There are several other small areas to repair as well. Also a speed bump will be placed on Cedar Circle drive since the Board has received complaints of people speeding and using Cedar Circle as to bypass the speed bumps on Lakewood. A resident complained of speeding on Cedar Circle and made this request at the Lake Forest Board of Directors 2016 Annual Meeting. Total cost of this work would not exceed \$26,500.

Bob Palmer made a motion to allocate funds not to exceed \$26,500 for this work. Motion was seconded by Harry Davis. Motion approved with all in favor.

Planning and Finance: Bob Palmer

Committees should have their FY 2017 budgets ready by the November meeting.

ACC: Todd Donze

A resident had a request for solar panels to be installed on his boat lift. Harry Davis motioned to approve, seconded by Jim Donze. Motion passed with all in favor.

Lakes: Duane Harley

I have contacted MFA in Sainte Genevieve regarding the potential to place a fish order. Their next scheduled delivery for fish is October 8th. I will place an order if possible, if not we will delay stocking this year until next spring. We may be required to pick the fish up at which time I would need to purchase some 55 gallon plastic trash cans for transport purposes. We will try to arrange for delivery here if possible.

The Lakes Committee is considering have a "Youth Fishing Tournament" possibly next May timeframe, and would like to receive Board approval to conduct such an event. If approved, we would create a release of liability form to be completed by each participant. It would be a 2-hour event followed up with a hot dog/chips/drink luncheon and recognition afterwards.

Lastly, we would like to propose to the Board that we purchase 4 inflatable tire inner tubes to be placed over the buoys instead of removing the buoys each year, minimizing the potential for damage. The inner tubes would contract and expand with the sunlight avoiding the potential for a freezing condition around the buoy. These have been used successfully on many lakes in the Midwest.

Tom has ordered the two solar lights for the buoys down at the marina and once they come in we will install them ASAP.

Lake Anne will be lowered approximately 6 feet after Thanksgiving for sewer repairs. There will be no building permits issued for dock work during this time because of the short duration that the lake will be down.

The office needs to know if there are any request to lower the small lake for construction or repairs since it's on the rotation to be lowered this year but may not be lowered.

Curb Appeal: Cindy McCune

October the 8th and October 15th will be work days. Please meet at the marina at 7 am if you are available to work.

Security: Dave Eversizer

There will be more cameras installed at the Boat Shed area soon.

There was more discussion on the vandalism at the Boat Shed area and the truck window that was hit with a pellet gun that was previously mentioned. Also there was discussion how often the Security Guard is on site and his hours. Dave explained the budget constraints for the Security Guard. He also explained that his hours vary and that he is sometimes here in the early morning hours looking for unauthorized users of the lakes.

The bottom line is that if you feel someone is trespassing in the neighborhood or you feel that a crime is being committed, call the Ste. Genevieve Sherriff Dispatch @ 573-883-5215. If this is an emergency buy all means call 911. The Ste. Genevieve Sherriff's Department is glad to send a Deputy out to investigate.

The age for driving ATV's is 13 years of age and they must be wearing a helmet. There have been reports of underage children driving golf carts and ATV's. This is a safety issue that must not occur.

Hall – Toni Stephenson

Nothing report

Entertainment: Kate Pepin

The Octoberfest is coming up on 8 October starting at 4 pm at the All-Purpose Pad, so make plans on attending! There will also be a car show there. If you are interested in showing your car email Dave Schrick at djsoddad@sbcglobal.net.

The Kids Christmas Party will be 18 December so mark your calendars!

Also there will be a New Year's Eve Party!

More information will follow as the dates get closer.

Boatsheds:

No report

Pool: Kristen Nelke

The pool has been closed and winterized by Ragsdale.

Harry Davis thanked Kristen for doing a great job with the pool and Lifeguards this year. Kristen received a round of applause from the Board and everyone present.

Old Business:

None

New Business:

Harry Davis reported that a request has been made to increase the pontoon boat length increased up to 24'. This will be addressed at the annual meeting.

Motion to Adjourn

Harry Davis motioned to adjourn at 8:33 with 2nd by Bob Palmer. Voted and approved.