

Lake Forest Estates
Board of Directors Meeting
November 9, 2017

Office: lakeforest63670@gmail.com

Board: lfeboard@gmail.com

Website: lakeforetestatesmo.com

Next Board Meeting: December 14, 2017

Meeting was called to order by Jim Donze @ 7:00 p.m.

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

Announcements

- We would like to thank all our Veterans for their service to our country and also to the many volunteers who help make our community a wonderful place to live!
- Our secretary, Mary Joggerst, will be retiring at the end of the year. Mary has been with LFE for 25 years. Many thanks to Mary for all she has done and her many years working here, she will be missed.
- A huge thank you to Beth Meier for all of her hard work and diligence with the new web site, it is up and running. Take a look if you have not already done so.
- Please note the new email for the board: lfeboard@gmail.com

Open Forum:

- A resident asked about putting a sign at their driveway stating it is a private drive in hopes of deterring the many vehicles (including UPS) from turning around in their driveway. It would be an attractive, tastefully done, professionally manufactured sign.
 - The board approved this type of sign due to it not being an advertisement or a sign of personal opinion, it would be considered much like the address signs.
- A resident asked about parking their work pick-up truck along the side of their house if they were able to cover the work logo's in a visually appealing manner. The pick-up does not fit in their garage and they have approval from their neighbors.
 - The board approved this.
 - Also, was discussed that some of these discrepancies between the blue and greens books have been clarified in the books being re-printed currently.

Business Session

Approval of Minutes:

- Motion to approve the October minutes was made by Harry Davis. Seconded by Dave Evelsizer. Motion passed with all in favor.

Treasurers Report: Bob Palmer

- As of October 31, 2017, we had \$216,928 in our checking accounts and \$337,897 in certificates of deposit. Our outstanding loan balance was \$423,955.
- For our fiscal year to date, our total income was \$400,708 and our expenses were \$251,990, resulting in net income of \$148,718. We currently have \$19,163 in outstanding assessments for this year. Most of this is from assessments that are paid quarterly and will be paid in December.
- Motion to approve the treasurers report was made by Greg Stephenson. Seconded by Dave Evelsizer. Motion passed with all in favor.

Community Managers Report: Tom Duro

- Water Usage - Well #1 pumped 1,271,000 gallons and well #2 pumped 1,210,600 gallons for a total of 2,481,600 gallons of water. Both wells running good. We will be working on all 3 well buildings updating soffits, paint, cleaning up some old wiring.
- Lagoon – John & Wayne Basler replaced 24 pair of flotation devices for the dividing curtain. Still need about 20 plus or more pair to complete. Thank you Wayne and John. Kaeser Compressor came out and replaced oil seals on both compressors. One seal held the failed after about 4 days. Kaeser will be back to replace. Cost to replace 2 seals and service call \$1756.31.
- Maintenance – I have been busy this month getting boat shed area ready for buildings and trailer parking. Removed a dead tree at the entrance. Closed and winterized all restrooms outside at Community Center. So only restroom s open are at the Marina. The new Lake Forest Community Center/office sign has been installed. Braced up the pavilion below basketball court area. Removed tree outside office. Had all fire extinguishers replaced by Cintas, about \$376.93 for 6. The ones we had were from 2006 and 2009 since checked.

Board approvals needed:

- DBK salt supply - \$2141.95 for winter road salt
 - Motion to approve made by Cindy McCune. Seconded by Harry Davis. Motion passed with all in favor.
- Kaeser Compressor - \$1756.31 For Lagoon blowers
 - Motion to approve made by Dave Evelsizer. Seconded by Greg Stephenson. Motion passed with all in favor.

- Sainte Genevieve - \$8195.50 for 2017 taxes
 - Motion to approve made by Bob Palmer. Seconded by Greg Stephenson. Motion passed with all in favor.

Committees:

Public Works/Road/Water/Sewer/Lagoon: Don Kuehn

- There are some cracks to be sealed and the issue on Tall Pine to be taken care of.
- The Multipurpose lights on timer are being addressed and options looked at.
- Sealing is still needed on the court area.
- A question was asked regarding the repairs needed on the bridge at marina.
 - This is planned to be done after the boating season, sometime this fall. Will be done this year.
 - It was mentioned that a ground hog is living in there and that it is deteriorating more.

Planning and Finance: Bob Palmer

- We are starting the budget process and have requested budgets from various committees. We need to decide what to do with that.
- We are shooting for a committee meeting Thanksgiving week or the week after that.
- It should be ready by the December meeting for approval.

Architectural Control Committee: Todd Donze

None

Lakes: Duane Harley

- The damaged security post down by the marina has been repaired this past weekend. An additional 120 pounds of concrete along with additional rebar was added.
- Inner tubes will go on buoys this weekend.
- The Lakes Committee 2018 budget has been submitted for review and consideration. Lake fish stocking and paint/supplies added to the budget to re-paint picnic tables. The grills down at the marina are in bad shape and the bottoms need re-welded or replaced. We understand Tom Duro is already aware of this issue.
 - Tom replaced with the one from the community center.
- A Lake Forest resident suggested to the Lakes Committee that those individuals that currently have boat slips are offered the first opportunity for renewal. Last year she stated that she was the first one in line for the office to open and when she reserved her slip, she was told a few had already been reserved ahead of her. I did tell the individual that we are considering adding additional boat slips in the future.
 - Boat slips will still be on first come first serve basis on or after February 1st in person at the office **NO DROP BOX NO PHONE CALLS**

- As a courtesy reminder, the combination to the locks will be changed on January 1st. The new combination will be re-issued when owners get their annual boat stickers.

Question to the Board:

- Can the existing slips be reconfigured to accommodate more slips?
 - Not really due to the concrete and other configuration issues.
- Increasing the cost per slip has been discussed, no determination has been made at this time.
- May add additional slips next year.
- A resident has had some items stolen off his boat at the marina this year, paddles, seat covers etc.

Security: Dave Evelsizer

None

Hall:

- It was asked if we could mount the TV for the exercise group? It is currently being kept in the back. It might be used at receptions for slide show etc. It could be used on a cart instead of mounting.
 - We will look in to a tiered cart.
- Larry Altadonna got pricing for blinds, pull shades and curtains and rods for the windows to provide some privacy between the hall and Frontenac rooms.
 - Honeycomb or pleated blinds could be crushed by the chairs.
 - Curtains may look nicer on the hall side for receptions and parties.
- The possibility of removing the windows and drywalling the areas instead of window treatments was discussed.
 - We will review these options.

Entertainment: Kate Pepin (Dave Schrick)

- Sunday, December 10 - Lake Forest kids Christmas party. 3-4pm pictures with Santa.
- New Year's Eve party cancelled in lieu of happy hour @ 6 pm in the Frontenac room due to lack of participation last year.
- We are in need of some new tables in the hall.
 - Look at the pricing and the tables how they stack etc. A local Church recently purchased some tables and found Sam's had the best pricing.
 - We will look at the budget and get back to this.
 - Equipment etc. may go under other budgets. Currently there is \$750 for tables budgeted.

- It was asked if a resident's relative could come on 11/25 and do photo shoots for interested families at the Marina.
 - The photographer does not live here so the resident would have to reserve the Marina Pavilion and take responsibility for the event.
- Annual Committee Christmas Party: Friday, December 15 @ 6:30 pm in the Frontenac Room.

Pool: Kristen Nelke

- Life guards are needed for next year.
 - Information is on the new web site.
- A question was asked in regards to possibly changing to salt water for the pool.
 - Ragsdale is looking in to this option.

Curb Appeal: Cindy McCune

- Many thanks to Tom and John for all their hard work and to all the volunteers who helped us this year.
- A special thank you to: Toni Stephenson for decorating the post office, The Hill and Dale Garden Club for the flower pots at the multi-purpose area, Dave Schrick and Suzie Harley for helping maintain the beds at the front entrance and post office.
- A huge thank you to Linda Summers for being the best partner!

ATV-Cart's: John Summers

- Research two existing trails on the L.F. Property. Tall Pine, and Cedar circle.
- Purchased a surveyed map of half of the L.F Property
- Marked both trails according to an old Lake Forest Map
- Will set up ATV-Cart meeting to reach out to as many of the owners who own either an ATV, or golf cart. Nov. 21st 6:00 tentative
- Talked with Tom Duro to make sure he, and any available board member will attend the meeting.
- Review rules and safety concerns for ATV riders.
- Establish a budget for 2018 and submit it to the board.
- Asked Tom Duro to appropriate wood chips for building the two trails marked. Then set up work days to improve both trails.
- Plans for 2018 to include locating and improving the trails behind the Post Office to the old campground-ball fields.
- Research plans in 2018 to build a new trail from main entrance area over to the storage buildings along appropriate guidelines.

*****Important meeting*****

Tuesday, November 21 @ 6 pm at the Community Center
For all resident ATV and golf cart users

Boatsheds:

- Work is in progress. 15 are being built. There are two (2) units available, 26ft x 12ft with 11ft wide x 10ft high doors. Pricing is similar to what was discussed prior. Contact the office if interested and for pricing.
- The ground has been leveled.
- We are increasing the area for the trailers etc. Letters to be sent out regarding parking trailers.
- There will be reserved parking spots for campers.
- Concrete should be in the next couple of weeks.
- We will have size specific areas, signage will go up.
- We will hold off on evaluating and checking all of the trailers at the boat shed areas until after the construction has been completed.

Old Business:

- No rough riding at the boat shed areas due to the very expensive property stored up there.
- We have had conversations with Citizen's Electric regarding the installation of the replacement lighting near the entrance. We are currently evaluating equipment options and pricing.

New Business:

- Mary will be retiring at the end of this year. We are taking applications and plan to have someone on board soon so Mary will have time to train the new person.
- The new web site is up and running. Beth Meier, our web master, would like pictures and other information to post on the web site. All committee heads, if you would take a look and give thought to information your committee would like to see on the web site it would be appreciated.

Motion to Adjourn:

Motion to adjourn the meeting was made by Bob Palmer. It was seconded by Harry Davis. Motion approved with all in favor. The meeting was adjourned at 8:39pm.