

**Lake Forest Estates
Board of Directors Meeting
February 11th, 2016**

lakeforest63670@gmail.com
website: lakeforestestatesmo.com
March 10th, 2016 Next Board Meeting

Call to order 7:00 pm

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

Announcements:

The Lake Forest Community Annual meeting will be held on April 24th in the Community Center at 2 pm.

Open Forum:

Duane Harley reported that several states are suing the EPA relative to EPA standards that are being applied to states.

Business session

Approval of Minutes-

- Motion to approve the January minutes made by Dave Evelsizer. Second by Greg Stephenson. Motion passed with all in favor.

Treasurers Report- Bob Palmer

Our fiscal year ends on January 31st of each year so this is the final report for the year. As of January 31st, we had \$113,730 in our checking accounts and \$335,000 in certificates of deposit. Our outstanding loan balance was \$591,597. Our net worth at the end of the year was \$323,671.

Our total income for the year was \$422,467 and our total expenses were \$427,404, resulting in a loss of \$4,937. While we came in below budget in several areas, we had some major expenses throughout the year. The major project for the year was the renovation of the basketball court area, which came in at \$97,363. The original budget was right at \$120,000 but thanks to efforts by Tom Duro, John Picou and several volunteers, the final numbers were considerably less. The other major area was work on the lakes. Lake repairs totaled \$34,000 with most of that going to dam repairs on Lake Marion.

Looking ahead, our next major expense will be the upgrading of our sewage treatment plant. We know that in the next five years, we will have to upgrade the plant to meet dissolved oxygen and ammonia levels that our current system can't handle. The board has been working with our engineering firm, the

DNR and the EPA on practical solutions but all indications are that the cost could exceed \$2 million. We have also had numerous inquiries regarding the dredging of the big lake. This may be looked at in conjunction with treatment plant upgrades as the sewer lines running through the lake must be mapped before attempting a major dredging project. Some lines may also need to be inspected or repaired to prevent lake water from infiltrating the system. A major dredging project could cost hundreds of thousands of dollars. We would undoubtedly have to borrow funds from USDA to tackle these jobs. We still have a loan balance from the last upgrade so we want to get that loan paid in full before borrowing more money. Fortunately, we aren't aware of any other major projects that need to be tackled in the near future. The community center, pool, courts, etc. are all in good shape and the expenses regarding the transfer of the fire department to Weingarten are behind us.

The Board thanked Don Kuehn for taking the lead in the transfer of the Lake Forests fire department to Weingarten. Don invested well over a year into that process and the Board recognized the effort that made the transition a successful event.

Motion to approve the treasurer's report by Greg Stephenson. Seconded by Harry Davis. Motion passed with all in favor.

Community Managers Report: Tom Duro

Water – Well #1 pumped 391,000 gallons and well #2 pumped 899,900 gallons for a total of 1,290,000 gallons.

Lagoon – All the equipment is running normally since the heavy rain discharge numbers are high but slowly going down to high of 85,000 gallons to lows of approximately 62,000 gallons of discharge a day.

Maintenance – We went thru and rechecked all the manholes along the big lake and found a couple of new leaks. I have a company coming out next week to try and pin point problems with a video camera thru the sewer lines. We replaced 30 feet of sewer line broken in three places and full of tree roots at 13638 Lakewood Dr. Thanks to Tom Hilbert and Wayne Basler for locating 3 manholes buried with Tom's metal detector. Had Bauman's dig up driveway at 13476 Lakewood Dr for a water valve leak and expose a leak at 12552 Tall Pine for a 4" main separation. Filled in under bridge with rock. Had to salt roads a couple of times and replaced front brakes on dump truck. Cleared brush on lot 251 on Tall Pine for safety (line of sight).

Bills

Donze Construction \$4170.57 – Marina bridge wing wall repair and boat ramp repair. Note: This was approximately \$2000 under a previous bid that was contracted out two years ago but the Contractor failed to show up to do the work. Also that bid did not include the Marina boat ramp work.

Motion made by Greg Stephenson, seconded by Bob Palmer. Motion passed with all in favor (One abstention).

Vern Bauman Contracting \$9058.22 –This work covered excavating marina bridge area, sewer line repair, common ground work, boat shed area, marina beach area.

Motion made by Bob Palmer, seconded by Anne Davis. Motion passed with all in favor.

Motion was made to accept the Community Managers report by Harry Davis and seconded by Dave Eversizer. Motion passed with all in favor.

Committees:

Public Works: Don Kuehn

Sewer repairs were covered in the Community Managers report.

Planning and Finance: Bob Palmer

Nothing to report

ACC:

Nothing to report

Lakes: Duane Harley

New buoy purchase may come in under budget. More to follow. Solar lights will be added to the new buoys.

Curb Appeal:

Nothing to report

Security: Dave Eversizer

Hall – Toni Stephenson

Nothing to report

Entertainment: Karen Heitkamp

Nothing to report

Boatsheds

Jim Donze discussed the increased parking at the boat shed area. As more fill comes in and Bauman pushes the loads off and dresses the area which adds additional area for parking.

The construction of additional boat sheds is being considered depending on the level of interest. If you are interested in purchasing a new boat shed contact the office and have your name put on the list.

There was additional conversation about who can own a boat shed. Only current Lake Forest property owners are allowed to own boat sheds. Boat shed ownership is currently being audited to make sure everyone is compliant.

Pool: Kristen Nelke

Closed

Old Business:

The Post Office cabinets have been completed. The Board would like to thank Jim Lurk for donating time and materials for the new cabinets and Wayne Basler for helping with the installation. The extra space for large packages was certainly needed.

New Business:

The Lake Forest Community Annual meeting will be held on April 24th in the Community Center at 2 pm.

The Board has received complaints about people playing basketball after the lights are out at 10 pm. Please take note that after the lights automatically shut-off that it is quiet hours after that point. While the Board is glad to see the use of the all-purpose court, please be considerate of the noise level during quiet hours.

Motion to Adjourn

Greg Stephenson motion to adjourn at 7:45 with 2nd by Dave Eversizer. Voted and approved.