

Lake Forest Estates
Board of Directors Meeting
April 12, 2018
Office: lakeforest63670@gmail.com
Board: lfeboard@gmail.com
Website: lakeforestestatesmo.com
Next Board Meeting: May 10, 2018

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

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

Announcements

- **Annual Board Meeting:**
 - **Sunday, April 29th @ 2 p.m.**

Open Forum:

- Resident commented about the neighborhood looking shabby: trash cans out, boats out in driveways, trailers in driveways, 4-wheeler's in yards, cut up trees sitting in yards.
 - Please clean-up your yards and put things away.
 - Trash cans cannot stay out in the drive or street.
 - If you are only here on weekends, ask a neighbor to move your trash can off the street.
 - You cannot leave your vehicles in your yards.
 - All of these things take away from the beauty of our neighborhood.
- Resident: People have come in from O road and are taking the wood that Citizens Electric had cut down from residents' yards.
 - Tom will address this with Citizens Electric. Townsend is cutting the trees. Citizens Electric/ Townsend should be taking the cut trees unless other arrangements have been made with the resident.
 - Do not leave the cut wood in your yard for weeks on end.
- Resident: Some of the old boat sheds are in bad shape.
 - The boat shed committee is working on this.
 - If a group of people are interested in putting metal over their shed, Buchheit's would consider giving a deal if there were enough people interested.
- Resident: Has the board looked into more boat docks? We are getting more and more Pontoon boats.
 - We are working on costs etc. at this time.

- Resident asked if the community would look in to having a shuffleboard installed for the older adults? Something that could be taken down.
 - We may consider one that could be painted on to the concrete in the multipurpose area. Nothing that would need to be maintained.
- Resident asked if we have any control over what people keep in the storage sheds?
 - No, but that is why they are insured.
 - Jim will check with our insurance carrier.
- Resident: They had paid for their fire tags and just received another bill from the Fire Department for something else.
 - Existing sheds etc. were covered with the original tag, any new additional buildings may require another tag. We will contact the Weingarten Fire Department to check.
- If a resident who owns a boat shed sells their home, their boat shed must be emptied and sold. It may not be retained by the moving resident for storage or rented.
 - Reference: **Rules and Regulations (green book) page 17.**
 - All boat/storage shed owner must sign a shed agreement form at the time of purchase of a shed. **Boat/storage sheds can only be owned by a Member of Lake Forest Community Association.** Upon termination of membership in Lake Forest Community Association, boat/storage shed(s) must be emptied and no longer used or rented. No boat/storage shed(s) may be rented to a non-association member.

Business Session

Approval of Minutes:

- Motion to approve the February & March minutes was made by Dave Eversizer. Seconded by Greg Stephenson. Motion passed with all in favor.

Treasurers Report: Bob Palmer

- As of March 31st, we had \$405,879 in our checking accounts and \$337,897 in certificates of deposit. Our outstanding loan balance was \$363,449.
- Income for our year to date is \$313,251 and our expenses were \$35,817 resulting in net income of \$277,434.36. We always have a big surplus at the beginning of the year because most of our assessment income comes in during February and March. The net income will decrease as the year goes on.
- Motion to approve the February and March reports was made by Greg Stephenson. Seconded by Dave Eversizer. Motion passed with all in favor.
- Request was made by the ATV committee for approval of a budget of \$500. There was no prior budget approved. Motion to approve was made by Bob Palmer. Seconded by Harry Davis. Motion passed with all in favor.

Community Managers Report: Tom Duro

- Water Usage – Well # 1 pumped 903,000 gallons and Well # 2 pumped 384,200 gallons for a total of 1,287,200 gallons. The chlorinators are working properly.
- Lagoon – The lagoon is running normal. There is still an excessive outflow due to heavy rain volume.
- Maintenance – Heavy rains blocked a few culvert pipes that needed opening up. Just a reminder that the culverts and drainage ditches on your property are your responsibility. Also, we are getting boats and yard trailers parked in yards again. This is only allowed for a few days. Trash cans need to be out of sight. If you will be gone for a few days, please make arrangements to have them put away. Also, if your dogs are outside barking, please take them inside. Townsend has been cutting trees to expand Lake Forest power grid. We reworked the fountains power and relocated timer box to the lifeguard room. Repaired rear brake on dump truck. We started mowing grass. We helped Cory Ford with water tap and sewer connections. Cross connections for irrigation systems are complete and we are now compliant with the DNR. There are several homes with vehicles parked on the grass. This is not allowed. Also, no dogs allowed on the basketball court.
- Thanks to Wayne Basler for helping clean around board sheds and helping with the fountain install. Also, thanks to Mark Wiegert for helping with the Frontenac Room walls.
- We received a \$5,985.00 bid from Bauman's for culvert repair on Cedar Circle.
 - Motion to approve was made by Cindy McCune. Seconded by Harry Davis. Motion was approved with all in favor.
- Bridge work repairing both approaches, dig out and concrete: \$5,000.00 per side on high estimate.
 - Tom to do the work. Both sides will be done at the same time. The bridge will be out of commission approx. 2 weeks. 12 feet on each side of the bridge will be repaired. May sandblast the girders underneath and paint them this fall when the lake is down.
 - Motion not required to begin work on this project.
- Coming to inspect water tank on Hill Top later this month or early May. It must be done every 5 years.
 - DNR prompted this when addressing the cross connect.
 - We did find 2 issues with the sprinkler systems, both have been repaired.
- Question was asked if there is an alternative product over chlorine for the water treatment? Chlorine is being added to the water treatment process so that we meet and maintain the requirements set by the DNR.
 - Bromine will work but it is \$\$\$

Board approvals needed:

- Starfire - \$4,200.00 for fireworks
 - Motion to approve made by Dave Evelsizer. Seconded by Cindy McCune. Motion passed with all in favor.
- David Mayhugh - \$530.50 for assessment collections
 - Motion to approve made by Harry Davis. Seconded by Greg Stephenson. Motion passed with all in favor.
- Vern Bauman - \$962.42 for rock work
 - Motion to approve made by Cindy McCune. Seconded by Harry Davis. Motion passed with all in favor.
- Ragsdale pools \$5,760.94 for pool chemicals.
 - Motion to approve made by Dave Evelsizer. Seconded by Greg Stephenson. Motion passed with all in favor.

Committees:

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

- Update on Jefferson City: Tom, Bob, and Jim made the annual trip to Jeff City to meet with representatives from DNR. Our sewer system is not in compliance and there are two levels that are expected to be reached with a new system. The first level is achievable but the second level is not because the limits are so strict that no system available can meet them. Our goal has been to have the second level requirements removed before we start a new system to prevent having to scrap an expensive system shortly after installing it. DNR will not remove those levels but if the first upgrade causes the stream to no longer be impaired, the secondary levels may then be waived or postponed for several years. This, of course, causes concern because there is no way to know what will happen until after we spend large amounts of money on a new system. However, the DNR representatives gave us two examples of municipalities that have been in the same position and have made the first upgrades with good results. DNR made it clear that we must start moving towards the upgrade soon as we have been out of compliance for several years. We are required to have the new system in place by around 2021 or 2022 but we are hoping to push that off by a year to give us time to pay off our existing loan before we have to borrow again. Our engineering firm is investigating our options for upgrades and we have formed a special committee to review the recommendations for upgrades and financing to help us move ahead.
- A resident asked about how this will affect the annual assessments. At this time, we don't have any firm estimates of cost but the engineer told us that a new system could cost \$2.5 to 3 million. Based on that, we could see an increase in assessments of perhaps \$500 per year but again, that is based upon guesses. Final cost numbers and financing options will have to be determined before any firm conclusions can be reached.

Planning and Finance: Bob Palmer

- In the past, we were required to get a full audit for our USDA loan. The cost was approximately \$6000/yr. When we refinanced our loan, we switched to an annual review by the CPA, which costs around \$4,000 per year. In anticipation of the future sewer project, the planning and finance committee recommends going back to full audits so that we will have audited statements when we apply for loans. The audits are done by the CPA firm that does our taxes.
 - Motion to approve with all in favor to return to full annual audits.

Architectural Control Committee: Todd Donze (Tom Duro)

- 2 houses going up have shingles on already.
- One does not have its foundation in yet.

Lakes: Duane Harley

- All three fishing lakes have been re-stocked for 2018. Nick's Country Fish Farm did the stocking for this year.
- All four buoys have been re-set. A special thank you goes out to Wayne Basler and his grandson. We had to make a few minor adjustments but really appreciate the help.
- A sponsorship letter has been created and issued to local suppliers by John Summers and Skip Swargulski for the 2018 Youth Fishing Day for June 2nd. Similar to last year the outing will begin at 9:30 until noon followed by a cookout for the kids. Parents will need to complete a participation waiver release form at time of sign-up. Anyone wishing to contribute to the Youth Fishing Day can contact John Summers as he again is soliciting sponsors for the Lakes Committee. A few repeat sponsors have already made some award contributions. Last year John set the bar by doing an outstanding job on behalf of the kids.
- All sponsors receive an appreciation letter from the Lakes Committee along with photographs for sharing with their internal organizations.
- We continue to have conversations with the Department of Conservation (Jason Crites) regarding coming back out and shocking the three lakes to ensure our current stocking efforts are effectively managing fish species. Jason is in the process of evaluating the reports from their last visit. He is going to get back with me regarding the necessity or not to re-shock the lakes. The earliest they can come out would be in April or May. He has a crew that does this so our engagement is not necessary. If needed, he will provide a report to the Lakes Committee.

Security: Dave Evelsizer

- As a reminder, if you see something suspicious or in violation of our community please report it. You may contact Tom Duro, or the County Sheriff's office for any complaints.
- If you do not file a complaint, we are not able to address it from the community stand point.
- How to contact the Sheriff: **573-883-5215 Sheriff Dispatch** for any issues.

Hall:

- People are starting to rent it again

Entertainment: Kate Pepin

- 'Girl's Night Out' has been postponed to Friday, November 2nd. We still have some tables open if you would like to be a vendor. If interested please send an email to: lakeforestentertainment@gmail.com
- The 1st concert in our Summer Concert Series will be on Saturday, July 14th, featuring The Bonfire Band. We will be selling s'mores packets for you to roast your marshmallows over the Bonfires we will have set up. So, mark your calendars to spend an enjoyable evening with friends and neighbors.
- The second concert is planned for Saturday, July 28th. The Abbey Road Warriors will be performing.
- If you haven't made a donation/sponsorship yet to the Entertainment Committee and would still like to do so, it's not too late! Just send an email to lakeforestentertainment@gmail.com to let us know how you would like to help.
- Purchase of 10 tables approved, as long as they are in the \$80 range.
- 50/50 tickets will be sold at annual meeting.
- The annual fireworks are planned for June 30th. July 7th is the alternate date. We are once again planning on the kids 4th of July parade to be on the day of the fireworks.
 - Contributions are appreciated to help cover the cost of the fireworks (put them in an envelope marked fireworks and place it in the community drop box in the post office).
- Debbie Donze has completed the quilt that had been started by Ann Mormino prior to her passing. We will be selling raffle tickets at the upcoming events for this quilt. The winner will be announced at the October fest.
- It was mentioned that a community member had complained that it was difficult for some of our older adults to make the walk to the restrooms from the multipurpose area during events there.
 - It was suggested a restroom be built at the multipurpose area.
 - We currently do not have the funds to build a restroom at that area.
 - Several residents shuttled people to the restroom by the pool last year.
 - Second suggestion was to rent a port-a-potty for events (? \$100).

Pool: Kristen Nelke (Mark Weigert)

- Hiring is done.
- Waiting to get word to start the maintenance, around the first of May.

Curb Appeal: Linda Summers

- Linda Summers is taking the lead on Curb Appeal Committee.
- We will be planting a new tree in the bed on the right side at the entrance and doing some weeding and clean-up at the marina in the near future.

- If you are interested in helping with this, let us know.

Website: Beth Meier

- Up to date as much as informed
- Your information/pictures etc. may be sent to bethm314@gmail.com

ATV-Cart's: John Summers

- POST OFFICE WALKING TRAIL is marked with arrow markers and walking trail ONLY signs. It still needs slight cleaning of brush and fallen trees but is passable. Parking for it is up by the ball field. 25-minute walk around through the woods. Remember parking at the Post Office is short term only.
- TALL PINE TRAIL is marked till the area we need to improve it. Tom Duro and I have to review the new trail route I marked to ensure it is on Lake Forest Common ground. Then we will blaze the new trail! TALL PINE TRAIL is a loop trail right now. Watch out for oncoming traffic.
- As soon as it warms I will mark our property with NO TRESSPASSING indicators and purple paint. I will work along highway O from the Firehouse to the eastern edge of our property. This will clearly identify our property as private property.
- The committee is in a holding pattern until we get wood chips from Citizens Electric for path improvement. I am planning a work day for the ATV/GOLFCART members for trail development. First day will be April 28th 9:00 in the morning bring your ATV's, trailers, chain saws, tools. We'll shoot for 4 hours long. Look for bulletins on the info board when you enter the property.
- The CAMP GROUND TRAIL is completed with markers.
- Any violations of Lake Forest Rules and safety concerns will be handled in a progressive discipline manner, as with any other Lake Forest benefit.

Boatsheds:

- Please see notes above in New Business.
- As a reminder, **all trailers** being parked at the boat shed areas **are required to have a resident sticker** on it. The stickers are free. The stickers help identify ownership and ensures there are no trailers parked there that do not belong.
- Trailers are not required to be licensed if they are only being used on our private roads.
- There are currently 101 trailers parked at the boat shed areas.
- Many of the trailers are in disrepair. To be parked in the area, they must be in usable condition (road ready).
- If your trailer is not road ready, it needs to be repaired and make road ready or removed from the premises. If not, they will be tagged and you will have a specific timeframe to rectify this. **If they are not taken care of, they will be removed.**
- **Deadline to repair/remove all trailers in disrepair is 6/1/2018.**

Old Business:

- **Remind** app: we have 142 people have signed up. It has been used twice already. It is a good way to get word out.
 - Text to 81010, in message body type: @skilfe, to sign up
 - Cert team could use this as well
 - It is free
 - If you are having trouble signing up for the remind app, you may email Greg(gregman380@att.net) your phone number along with your name and he will add you

New Business:

- Resident asked about putting a speed bump on Tall Pine.
- Flags in the neighborhood: If they are in disrepair, please take them down. The American Legion will burn them.
- If you have a complaint, please register complaint with Tom, or speak with your neighbor in an attempt to rectify the situation.

Motion to Adjourn:

Motion to adjourn the meeting was made by Bob Palmer. Seconded by Cindy McCune. Motion approved with all in favor. The meeting was adjourned at 8:47 pm.