

Lake Forest Estates
Annual Meeting
April 28, 2019
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Call to order- Jim Donze 2:04 pm

Jim Donze, Bob Palmer, Dave Evelsizer, Mark Basler, Greg Stephenson, and Mark Wiegert attended.

Determination of Quorum

Announcements:

- Review of Agenda
- Introduction of the Board
- Review of Board Vacancies/Terms
- Introduction of Board Candidates – Bob Palmer, Greg Stephenson, Mark Basler and Ed Korczak.
- Other Nominations – No other nominations from the floor. Bob Palmer motioned to cease the nominations, seconded by Dave Evelsizer. Motion passed with all in favor.

Proposed Sewer Project Discussion- Mark Basler

Mark explained the Sewer District Creation process and how we need 50 notarized signatures to move forward. He also said that Don Kuehn who is a Notary was sitting at a back table collecting signatures. Mark encouraged people to get up and go sign during the presentation. We are actually well over 50 signatures but we are continuing to collect signatures. He also introduced Paul Martin our Attorney who is representing Lake Forest for the creation of the Sewer District. Paul Martin specializes in municipal matters such as the process that we will be going through to create the Sewer District. Mark also introduced Rich Cochran who is our Engineer from Waters Engineering. Waters Engineering has always taken care of our Sewer Plant and they are experts in this area.

Mark read a letter from Duane Harley who was unable to attend the meeting. Duane is Chair of the Sewer Committee and has worked very close with Mark to get us where we are today. In his letter Duane explains that we are not in control of public regulation and that unfortunately we must replace the Sewer Plant. Duane goes on to say that the cost should be spread around the community fairly based on usage, etc.

Mark continued and explained the scope of the project and the piping that is used in the system. There was an approximately 6-foot section of pipe on the floor that is identical to what is used in our system. Mark explained the construction of this pipe and how it could very well be at the end of its lifespan.

Mark introduced Paul Martin to those present and asked him to speak on the necessary steps to create the Sewer District. Paul spoke about the creation of the Sewer District and how that fits into the timeline that we supplied Missouri DNR. The first step is gathering 50 notarized signatures from the population of the proposed Sewer District. Paul explained that a Sewer District is a legal entity and subject to certain laws from the Statue of Missouri. He went on to explain that after the creation of the Sewer District a Judge will appoint 5 Trustees from the Sewer District that will run the Sewer District. The assumption is being made that the Judge will appoint 5 highly qualified people to be the initial cadre that will run the Sewer District. This will be very important to MO DNR or USDA whoever is providing our funding. The Sewer District only covers Lake Forest Estates and those who will run the Sewer District will come from those who reside within the District. The initial appointees will have staggered terms so that when the normal voting cycle takes place the residents of the Sewer District can vote for representation.

The duties of the Trustees were discussed and how they will run the Sewer District. Keep in mind that there will be compliance, billing, maintenance, planning, and other activities associated with running the Sewer District.

Paul went on to talk about the transfer of the existing Sewer Plant from Lake Forest Estates to the Sewer District. This will require that 2/3rds of the property owners of Lake Forest vote for approval of that transfer. This is part of our procedures as listed in the Green Book.

A resident asked if the Sewer Plant could ever be transferred out to a private company to own and run. The Lake Forest Board and the Sewer Committee never felt like giving up control of the Sewer Plant to an outside entity was a good idea. Mark asked Paul if he would look into putting that in the By-Laws.

Mark introduced Rich Cochran of Waters Engineering. For those new to Lake Forest, Waters Engineering, but more specifically Rich has taken care of the engineering needs of our Sewer Plant for many years. Rich started off his presentation by continuing Mark's comments on the piping that is used in the lake. A section of which was laying in the floor. Rich explained the construction of the pipe and how it tends to get brittle after years and years of being underground. Infiltration into the pipe from the lake or rain or anything other than sewage creates a problem for the treatment of our waste. Infiltration can wash out the bugs in the lagoon system that are used to break down the waste. Additionally, the entity providing financing for the Sewer Plant will want to know the underlying infrastructure is sound before approving funding. This is the reason for planning on the replacement of a lot of the existing piping.

Rich went on to explain some of the history of the Sewer Plant and how that changes in regulations and requirements meant that our Sewer Plant is not meeting these regulations and requirements. Jim

Donze provided some additional data that goes back to 2001 where the Sewer Plant discussion started. There were hopes by the Board that some of these rules that started with the EPA and flowed down to the State level would be relaxed but that has not been the case. Rich mentioned that there have been multiple meetings with the Missouri DNR starting years back that have gotten us where we are today.

Questions were asked about water meters and Rich explained that yes water meters will be installed and that water usage will be used as a method of billing for both water and sewer. This is a common practice in most municipalities. The idea being that as water is fed to a residence it goes down the drain and out to the sewer system. Rich went on to say that he recommends that the pricing be very flexible and that the Sewer District evaluate pricing every six months or so. The reasoning is that not only does the loan payment need to be met but funds are needed to be cover the overhead of running the sewer plant and putting money aside for repairs and upgrades etc.

A resident asked about the construction process and how that would happen with the lake being lowered, piping being replaced and the Sewer Plant under construction. Rich explained that it may be all happening at one time and by different contractors. There will be more to follow on that as the bids go out and things start firming up. The hope is that the overall project can be done in the most efficient manner. It was noted by Jim Donze that only the big lake would be lowered initially for pipe replacement with the smaller lakes being done in a phased approach. This way we can get the water level back up on the big lake quickly. Weather being the biggest factor to consider it's estimated that the big lake will be down for one summer and part of the following summer. This is only an estimate and could fluctuate either way depending on a lot of external factors.

A resident asked who will run the Sewer Plant. The Sewer District Trustees will operate the Sewer Plant and Tom Duro will work part time for the Sewer District. The Sewer District will be responsible for paying Tom for any hours he works there.

This part of the Annual Meeting ended with Jim Donze thanking both Duane Harley and Mark Basler for their hard work putting this all together for the community.

Business Session

Business session

Approval of Minutes-

- Motion to approve the Annual Minutes 2018 made by Bob Palmer. Seconded by Dave Evelsizer. Motion passed with all in favor.

Treasurers Report- Bob Palmer

January 31st represents the end of our fiscal year. As of January 31, we had \$91,518 in checking accounts and \$338,305 in certificates of deposit. Our loan balance was \$283,180.

Total income for the year was \$426,066 with \$398,000 coming from assessments and the remainder coming from various fees. Total expenses for the year were \$312,037, which resulted in net income of \$114,029. This does not take into account our principal payments on the loan for the year, which totaled \$106,363. Taking that into account, we had positive cash flow for the year of approximately \$8,000.

Last year, our expenses related to water were \$23,674. Our sewer expenses were \$23,205 for a total of water and sewer of \$46,879. Loan payments totaled \$118,920. These are expenses we will no longer have after the sewer district is formed. We can look at making an adjustment to the annual assessments once the new sewer system is up and running. We will need to make sure we still have sufficient income and reserves to handle other work that must be done in the community such as roads, the community center, pool, lakes, etc.

Motion to approve the treasurer's report was made by Greg Stephenson. Seconded by Mark Wiegert. Motion passed with all in favor.

Community Managers Report:

Water Usage - Both wells pumped a total of 20,628,000 gallons in 2018 as compared to 22,143,500 gallons in 2017 and 20,908,100 for 2016. Chlorination system in well 1 & 2 are working as should be. 60,667 gallons per day is the average.

Lagoons – Lagoons are in good shape mechanically. Pump oil and belts are changed regularly. The diffuser sleeves in the lagoon needed to be replaced, and that job was outsourced at a cost of approximately \$13,900.

Equipment – The dump truck, Ford Ranger, Gator, and Kubota tractor and our other small equipment are in great shape thanks to John staying on top of maintenance.

Projects- The main project for the year was the marina bridge repairs, pouring 1 new wing wall and pouring new footings and wall to support the approach slabs on either side of the bridge. Some of the handrail piping needs to be replaced and will be completed shortly and painted.

As always, thank you to all the volunteers.

Motion was made to accept the Community Managers report by Greg Stephenson. Seconded by Bob Palmer. Motion passed with all in favor.

Committees:

Public Works: Don Kuehn

Don mentioned that most of Public Works was covered in the Sewer Plant discussion.

Don is looking into lights at the entrance and cedar tree removal.

Don did thank Tom and John for the excellent job with snow removal the past winter. Tom and John received a round of applause from the residents for their great job.

Planning and Finance:

No Report

ACC: Todd Donze

Thirty-three permits were issued. The permits have time allowances for completion as stated on the permits.

Lakes: Duane Harley

Nick's Country Fish Farm are delivering this year's fish order on May 3rd. Fish will be stocked in both Lake Susan and Lake Marian. Quantity and types of fish delivered will be as follows: (375 each bluegill and black crappie 5-6" for Lake Marian and Lake Susan, plus 5 each grass carp 8-12" each. We also plan to drop in 25 ea. bluegill and 25 ea. black crappie into the aerated pond across from the Community Center, along with 2 each 8-12" grass carp.

The two 8" diameter orange guidance channel buoy "balls" to help guide boaters out of the marina will be installed next week. Also the 4- No Wake buoys will also be installed prior to Memorial Day weekend hopefully within the next week or so.

We are doing a lot of refurbishment work on the buoys in an effort to extend their useful life. A few new lights, a few new cables, and a new applied rubber coating on the bottom half of the buoys is being installed.

The June 1st Youth Fishing Event Day is fast approaching. Here are the details:

Event is from 9:00am – Noon followed by a cookout for the kids and parents till we run out of hot dogs and burgers.

Location: Lake Anne Marina Pavilion

- **If you received a rod n reel the last few years make sure you bring them.**
- **We will have some used rod n reels for those who may not have one, and rumor has it you could even win a new one that day.**
- **A surprise new type of gift may be waiting.**
- **We will supply the bait, but if you have your favorite feel free to bring it as well.**
- **If you want to volunteer to help out, call Duane at 573.984.9109 and leave a message.**
- **All volunteers should be there between 8:00 – 8:30 am.**
- **Watch the forecast and dress accordingly. Sun screen is always a good idea.**

Reminder: All gifts and food are being provided by the generosity of the Lake Forest Residents through supporting this year's Pancake Breakfast. A big thank you again for your contributions.

To pre-register you can call 573-984-9109 with the number and age of children. The sole purpose here is to make sure we have planned for the food adequately. Don't worry we always try to plan for some extra folks showing up.

Note: Pre-registration does not entitle or guarantee a child to one of our gift giveaways.

Pre-registration forms are available out on our website.

Tom Duro is in the process of installing new lake signs for both Lake Susan and Lake Marian. Tom is also planning to installed new regulation lake signs for all three lakes later this year. The lake regulations with be in-line with Missouri State Regulations.

Lastly, I want to personally thank the LF Board and the volunteers who have helped me over the past 6-years serving on the Lakes Committee. We have done our best to secure our ramps, populate the lakes with the right species of fish to make it fun for those fishermen and fisherwomen out there, and have also done our best to timely remove debris and install lake buoys all in an effort to best serve the community in which we live. As I pass the baton off to John Summers at the end of this year, I encourage all of us to continue to support this committee as our lakes are a very special resource to the community and we all have a vested interest in maintaining these lakes.

Security - Dave Evelsizer

Dave discussed the speeding issue within the community and advised everyone that the Board is aware and is pursuing a solution to include the mobile warning sign from the Sheriff's Department. Stay tuned for more on this matter.

Also, on Memorial Day the security guard will be back on site.

Entertainment- Sue Alexander

Sue Alexander has taken over the Entertainment Committee from Kate Pepin. Thank you Sue and we thank Kate for everything she did while chairing the Entertainment Committee.

There was a 50/50 drawing which Steve Crimmins won! Steve donated his winnings back to the Entertainment Committee! Thanks Steve!

The Summer Concert Series Line Up:

June 15th – Abby Road Warriors (Beetles)

July 20th – Ficken Harned (70's/80's)

August 24th- The Back-Street Cruisers (50's/60's)

Keep up with all events on the Lake Forest Facebook Entertainment page as well as the website.

Boat Sheds – Bruce Geisler

No Report

Pool – Vacant (Tom Duro filling in)

Life Guards are being hired now. May 25th the pool opens up! The pool committee is Mary Jude Keegan, Marvin Gray, and Mark Wiegert.

A resident asked a question regarding training and lifeguard placement. Life Guards are Red Cross certified which the training takes several weekends to complete. It is both a practical test in the water and a written exam. It does include CPR and the use of AED's.

Hall – Tom Duro

Hall seems to be running smoothly and is being rented frequently.

Curb Appeal – Linda Summers

The Curb Appeal committee tends the common flower bed areas of the community from Spring – Fall, which encompasses weeding, some light pruning and overall attention to the beds at the entrance, post office, community center and the marina.

I am usually able to do the first run-through in spring to assess what needs to be done as far as winter cleanup. Then, I recruit volunteers to tend these areas through the spring and summers months. In the past, we've had some volunteers "adopt" a specific bed as well as volunteers who prefer to assist several times during the season to do specific project work. All volunteers are welcome and greatly appreciated! Keeping our community looking good helps every property owner!

If you are able to assist / volunteer, please see me after the meeting. Also, if you know of any students who need service hours, their help is most welcome and I can sign off on their hours.

ATV Committee- John Summers

We will be having a spring ATV trail day on 18 May at 8:30 am. Volunteers are needed to do 4 to 5 hours to help improve our trails.

Due to heavy rain, it's not recommended to use our trails. They need to dry out so we can improve them.

We will be cleaning up the Tall Pine trail. The ATV area will be cleared of stumps and four unnecessary trees. If anyone has a patio umbrella or two they would like to donate we will use them on the picnic tables at both trails.

The campground trail will be getting a mulch application in the low areas.

I am moving to be the Chairman of Lake Committee in December replacing Duane Harley. If you are interested in being the Chair of the ATV committee see me or Tom Duro.

Do not forget to have a sticker on your ATV/Cart from the office. A flag that stands 7 feet from the ground is required so that automobiles can see you. Lets make 2019 a SAFE year!

ATV's are not permitted on the Ball Fields at any time!

Any violations of Lake Forest rules will be handled in a progressive discipline manner. Let someone know if you see dangerous behavior. Calling the Sheriff is always an option!

Website- Beth Meier

Beth told everyone that the Lake Forest website is up to date. Please forward any information that you want on the website to Beth. Also, any photos that were taken of events would be nice to share on the website.

Other Business

Jim Donze encouraged people to contact Tom Duro for their water shutoff locations in yards but please plan ahead and not make their emergency Tom's emergency. Note that water shutoffs are ultimately the homeowners responsibility.

Backflow valves will be checked again by a certified DNR Water guy. This is a requirement we have by the DNR to comply with.

FEMA flood maps have been redrawn so anyone who has an interest in this can check on their status, most likely with your mortgage company.

Mark Basler told the residents that Joanne Bloom is back. Please help her by checking your mail regularly and get your packages. Place the keys from the lockers in the drop box. Do not leave the keys hanging in the door of the locker. They tend to disappear for some reason.

A resident asked about an AC unit for Joanne. That was already approved and will be operational soon.

For anyone who has not signed up for the text messaging alerts that go out to all residents: Send this message **@skilfe** to the following number **81010** and you will be automatically added to the list. Contact Greg Stephenson at 618-593-5353 if you have an issue with this.

Also, the Board's email address lfeboard@gmail.com is automatically forwarded to all Board members. You will get a thank you email letting you know your email was received. The Board will respond in timely manner to your email. Keep in mind that some issues or concerns may take time for the Board to resolve before you receive a response.

Open Forum

Bob Bach briefed the Emergency Response Team that is composed of residents in Lake Forest. The team's purpose is to provide emergency services to Lake Forest residents in the event of natural disasters like Tornados, Ice Storms, or other events where there may be a delay with other normal emergency services responding to Lake Forest. If you are interested in participating with this group please contact Bob Bach.

Bob also reminded residents to get your address on your house that is easily viewable from the street. In the event of an emergency its imperative that First Responders be able to find your residence. Signs are available from the Ste. Genevieve Ambulance District in Blue or Green for a nominal charge.

Jim Donze asked for the Election results to be announced by the Chair of the Election Committee Marvin Gray. The election results were as follows:

Election Results

Bob Palmer 172

Greg Stephenson 152

Mark Basler 139

Ed Korczak 72

Kate Pepin 1 (write-in vote)

Jim congratulated the winners and thanked Ed for running.

Adjournment – Motion to adjourn was made by Greg Stephenson at 4:03. Seconded by Dave Evelsizer. Motion passed with all in favor.

Refreshments were served to the community after the meeting.