

**Lake Forest Estates Clean Water District**  
**Board of Director's Meeting**  
**September 14, 2023 at 6:05 pm**  
[lfecwd.office@gmail.com](mailto:lfecwd.office@gmail.com)  
**573-483-9833**

**Call to Order:** Chairman Mark Basler

**Roll Call:** Mark Basler, Jim Donze, Don Kuehn, Eric Kelley and Bruce Giesler present.

**Approval of Agenda:** Motion made by Eric Kelley. Seconded by Bruce Giesler. Motion passed with all in favor.

**Approval of August Minutes:** Motion made by Don Kuehn. Seconded by Jim Donze. Motion passed with all in favor.

**Office Administrator:** Julie Orrick

- 4<sup>th</sup> quarter invoice will be sent out the week of September 19<sup>th</sup>, due date of October 19<sup>th</sup>.
- We have 100 signed up for emailed invoices. This saves the district over \$200.00 a year PLUS a big reduction of paper. If you would like to sign up, please text your name and lot number to 573-483-9833 with the word YES.
- We've had 4 damaged meters all covered under warranty with new meters returned back to the district. Mueller is standing by their warranty.

**Property Manager:** Tom Duro

**Well #1** pumped 661,000 gallons of water

**Well #2** pumped 1,050,800

For a **total** of 1,711,800 gallons

- The lagoon and wells running well.
- Every 3 years we must conduct a lead and copper test for the MDNR. This was completed the end of August; the office is awaiting results.
- On September 12<sup>th</sup> the water tank was inspected. We will get a written report in about 2-3 weeks but the inspectors did point out a pipe that had some rust, this will need to be repaired within the next couple years. The inside of the tank looked good, there are a couple areas that need sanded and repaired within the next five years.

**Treasurer's Report:** Eric Kelley

- Financial reports were read.
- Motion made by Jim Donze to approve the financials. Seconded by Bruce Giesler. Motion passed with all in favor.

**Communication Received:** Don Kuehn

- Email received concerning the holes around the meter pits. Tom Duro said they are planning to work on these within the next couple weeks. They will fill the holes, seed and straw.

**Open Forum:** Don Kuehn

**Allen Grass** - I've installed three water pressure valves and still have low pressure, my neighbor does also, this has happened since our meters were installed.

It's been narrowed down to my water softener; I have an inspection on that next week. Something is plugging my softener.

**A:** Eric Kelley: I have poor pressure at my home due to being right next to the water tank but I cleaned out all my faucet screens last week and that helped a lot.

**B:** Wayne Basler: Doris was mentioning our pressure was low, we had an older water softener and had it replaced. All is perfect now.

**Q: Skip Szwargulski** – Do we have a new timeline for the lowering of the lakes? I'm asking because we have the lottery for the boat slips in February and why buy a boat slip when the lakes are being lowered?

**A:** Good question Skip. We don't know when exactly the lakes will be lowered until we approve the design and the MDNR and USDA approve the design. Until then, we cannot answer that question. This would also be a question for the Association Board as they manage the boat slips.

**Q: Don Torretti** – When should we expect to be charged for the metered water?

**A:** We plan to cover that under new business

**Q: Allen Grass**- How come my bill has gone up three times in two years?

**A:** The increase is your wastewater portion. The USDA loan is requiring that each home be charged \$82.00 per month by the time the construction is complete. The Board decided to raise your rate \$18.50 per year so that the increase isn't overnight and that the district begin to save for the USDA sweep of \$159,828.00 the first month. After which, the payment will be \$23,636.00 per month, we need at least a couple payments saved up for any potential disruption.

**Ray Joggerst** – I have people asking me all the time about the lowering of the lakes, what should I tell them?

**A:** Our plan is after the approval of the design, we put the job out for bid. We have decided not to lower the lakes until the job has been awarded and all the materials are on site. If there is any information on when the lakes will be lowered, it will be given at a Board meeting and put into the minutes. Until then, it's just hearsay.

#### **Old Business:** Mark Basler

- Submitted invoice for the new roofs, there was an increase of \$110.00 for two new sheets of plywood installed. Invoice is \$2976.55.  
Motion to approve invoice made by Eric Kelley. Seconded by Bruce Giesler. Motion passed with all in favor.

#### **New Business:** Mark Basler

- The cost and installation of the meter for the pool and CC office was discussed. Motion made by Bruce Giesler to approve \$571.00 for the meter and backflow preventor purchase and \$1818.79 for Winkler to install. Motion seconded by Don Kuehn. Motion passed with all in favor.
- Liquid Engineering submitted an invoice for \$3,990.00, this includes an added \$50.00 fuel surcharge. Motion made by Eric Kelley to approved the invoice. Seconded by Jim Donze. Motion passed with all in favor.

- Waters Engineering sent an email that they are still preparing the plans and almost have the treatment plant design worked up. Rich Cochran is going to meet with a couple underground sewer repair men to go over some ideas he has on the collection system. Then he will finalize those plans.
- Waters Engineering sent their proposal for the water rates. These rates were approved by MDNR. There are different levels and the Board is currently working on which is best for our community. We are taking into consideration low water consumption in the winter, expenses (chlorine, electricity and ½ of office budget) and capital improvements. We should have the rates very soon and looking to bill for the 4<sup>th</sup> quarter of 2023 on the January 2024 invoice.

**Adjournment:** Motion to adjourn at 6:47 pm was made by Don Kuehn. Seconded by Jim Donze. Motion passed with all in favor.

**Please note that the Board of Trustees may adjourn to close sessions pursuant to the Revised Statutes of the State of Missouri to discuss legal, confidential or privileged attorney-client pursuant to Section 310.021 (1), real estate matters pursuant to Section 610.021 (17) or for any other reason allowed by Missouri Law.**