

**Lake Forest Estates  
Board of Directors Meeting  
October 13<sup>th</sup> , 2022**

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**November 10th, 2022 Next Board Meeting**

Call to order 7:00 pm

Jim Donze, Tim Uding, Greg Stephenson, Rose Kastrup, Mark Wiegert, and Kent Orrick were in attendance.

**Announcements:**

- Greg Stephenson announced that **The Max Upchurch Excellence Through Scouting Foundation** was created to honor Max Upchurch who was a resident and a Lifeguard at the pool. Max passed away last December at 21 years of age. If you would like to help by sponsoring a Scout, please contact Greg.
- Tom announced that Lake Forest sold 2 lots:  
One for \$6000.00  
One for \$7000.00  
One will be used for access & Lake Forest will collect \$650 yr. Assessment
- Linda Wagner from the Assessor's office wanted to remind all Lake Forest

**NOTICE TO RESIDENTS AND PROPERTY OWNERS**

Certificate of Registration must be obtained for the following items:

Driveways, Concrete or Asphalt, New Construction, Construction in Progress, Repairs, Remodeling,  
Porches, Decks, Mobile Homes, etc.

There will be no charge for the Certificate.

Failure to comply with above will result in a penalty pursuant to Chapter 137, RSMo.  
For Ste. Genevieve County to qualify for Flood Insurance, the above procedures must be utilized. Since  
Planning and Zoning was voted out by the voters of Ste. Genevieve County the ordinance applies that  
was adopted on January 1, 1986.

Residents of St. Mary, Ste. Genevieve or Bloomsdale must obtain their Certificate from City Hall; all  
other county residents must apply at the Assessor's Office in the Courthouse.

If further information is required, please call (573) 883-2333  
or write Ste. Genevieve County Assessor, 55 S. Third St., Room 4, Ste. Genevieve, Missouri 63670

## **Open Forum:**

Ray Joggerst asked if we could put a small fishing dock on the small lake. The Board asked for more information on this which Ray will bring back to the Board.

## **Business session**

### **Approval of Minutes-**

Motion to approve the September 2022 Board Meeting minutes made by Tim Uding. Second by Mark Wiegert. Motion passed with all in favor.

### **Treasurers Report-** Rose Kastrup

As of September 30, we had \$383,437 in our checking accounts and \$230,250 in certificates of deposit.

For the nine months ending September 30, total income was \$835,331. Expenses for the same period were \$193,260 resulting in net income of \$642,071

Motion to approve the Treasurers Report made by Greg Stephenson. Second by Mark Wiegert. Motion passed with all in favor.

### **Community Managers Report:** Tom Duro

- John and I replaced lights in the Hall kitchen and repaired an outdoor water faucet at the Marina.
- Lake Forest will be putting down the 5% down payment of \$8500 for the 10 new boat sheds that are being built. Nine of these boat sheds have been sold for \$9400 each and the buyers have each put down a \$4700 down payment with balance due upon completion of the sheds.
- If you are interested in the last remaining boat shed for \$9400, please let the office know and put down your deposit of \$4700.

### **Board Approvals**

- B&D Telecom \$2,208.79 ..... Service to the surveillance system at the boat sheds.  
Motion to approve by Greg Stephenson. Second by Mark Wiegert.  
Motion passed with all in favor.
- Propane \$539.84 ..... 250.6 Gallons.
- Mini Systems \$8905 ..... Boat shed Down Payment.

Motion to approve by Tim Uding. Second by Mark Wiegert. Motion passed with all in favor.

## **Committees:**

### **Public Works:** Don Kuehn

Don was out but Tom briefed that the shut off valves will be going in soon. These enable the water to be shut off at various locations around the neighborhood which makes it easier to isolate problem areas or to perform maintenance with the least impact. The contactor CE is thinking within 2 weeks we can get the valves put in. There will be some interruptions but will try to minimize the outages.

Greg Stephenson presented a Traffic Calming sign that tracks speeds in the neighborhood and would be portable and would offer a data file of the speeds. The cost would be \$3700 which some in attendance was too expensive. This was tabled so the Board could do more research.

**Planning and Finance:** Rose Kastrup

No report

**ACC:** Tom Duro

No report

**Lakes:** Chuck Easley/Ray Joggerst

We are still seeing the boat ramps left unlocked regularly. In the past it has been suggested that we put up signs to help remind people to lock the ramps. We believe this is a good idea and should be done before next spring.

Lake Anne is still below full pool and the area around the courtesy dock is at least a foot below where it was this summer. Please remember to trim your motor or lower unit up when docking your boat there.

We want to remind lakeside homeowners to not blow their lawn clippings into the lakes and to advise their lawn services of this as well. We also ask lakeside homeowners who plan to fertilize their lawns this fall, to choose a fertilizer with a middle number of zero and to refrain from applying the fertilizer within 25 feet of the shoreline. Doing so will help reduce algae issues in our lakes.

We held a bass fishing tournament on October 8<sup>th</sup>. 7 teams competed and all 7 brought in a limit of bass. We kept the under the slot fish, filleted them and had a fish fry for the participants and their families. Everyone involved enjoyed the day and were in favor of holding more tournaments, so we will look to do another next spring and again next fall. We would like to thank everyone who participated as well as Jennifer Thornton, Matt Cavanaugh, Cody and Lindsay Winkler and Larry Thompson for helping with the preparations for the tournament and the meal prep.

At the fishing tournament, there was discussion about the lack of events on the smaller lakes (Marion and Susan). We are looking into what types of events could be held on them.

With cold weather approaching, we will be watching weather conditions to determine when we need to take the NO WAKE buoys out for the winter.

**Security:** Dave Evelsizer

No report

**Rules Committee-** Dave Evelsizer

No report

**Hall- Tom**

- Commercial businesses are not allowed to use the community center.
- Community center committee is still in the process of going over ideas and getting bids for various projects and upgrades for the community center.

**Entertainment-** Sue Alexander

The Pickleball Courts have been used a lot. A big thanks to Tom for getting those lined for us!

Octoberfest went well and everyone had a great time! Thanks for Rick Jokerst for cooking and Harry Davis for DJ'ing and everyone else who helped put up tables and clean up!

This year's Trunk or Treat – 30 October 4-5 at the Courts

**Curb Appeal** – Open

We thank those who maintain areas around Lake Forest and keep things looking awesome!

**Boatsheds:** Tim Uding

As mentioned above there are 9 boat sheds spoken for and Lake Forest has one boat shed for sale for \$9400. Please see the office if you are interested.

The funds for the boatsheds were deposited into Lake Forest General Fund.

**Pool-** Tom Duro

- Pool Closed 9/9/2022
- The Board would like to thank Tom for winterizing the pool this year. We usually have a pool company do this but, Tom saved us a lot of money by doing it himself!
- John Picou & Mark Wiegert - helped me winterized the pool and Jim Donze let us borrow his compressor.  
We saved the association about \$900.

**ATV** – Greg Stephenson

No Report

**Webmaster** – Rhonda

Please use the Website there is a lot of information there. Please send photos to Rhonda at [lakeforest63670@gmail.com](mailto:lakeforest63670@gmail.com)

**Old Business:**

None

**New Business:**

Ray Joggerst asked if a curtain or maybe barn doors could be put at the Pavilion at the Marina to block the wind.

**Motion to Adjourn**

Motion to adjourn by Mark Wiegert. Seconded by Tim Uding. Motion passed with all in favor.