

Lake Forest Estates
Board of Directors Meeting
December 14, 2017

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Website: lakeforestestatesmo.com

Next Board Meeting: January 11, 2018

Meeting was called to order by Jim Donze @ 6:57 p.m.

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

Announcements

- Many thanks to those who participated in the Samaritan's Purse – Operation Christmas Child annual shoe box collection. Sainte Genevieve collected a total of 1,131 shoe boxes this year which is an increase from last year! Great Job!

Open Forum:

- A resident asked about their television that was damaged when their camper was moved due to the construction at the boat shed areas.
 - They will submit the information regarding the television to the board so the issue may be resolved.

Business Session

Approval of Minutes:

- Motion to approve the November minutes was made by Harry Davis. Seconded by Dave Evelsizer. Motion passed with all in favor.

Treasurers Report: Bob Palmer

- As of November 30, 2017, we had \$185,398 in our checking accounts and \$337,897 in certificates of deposit. Our loan balance is \$389,543.
- Total income for our fiscal year beginning February 1st is \$405,660 with expenses for the period totaling \$266,465. This results in net income of \$139,195. Out of that net income, we have reduced the principal balance on our loan by \$102,861.
- Motion to approve the treasurers report was made by Cindy McCune. Seconded by Greg Stephenson. Motion passed with all in favor.

Community Managers Report: Tom Duro

- Water Usage – Well # 1 pumped 611,000 gallons and Well # 2 pumped 729,100 gallons for a total of 1,340,100 gallons.
- Lagoon – Kaeser Compressor came back on 12/7/17 and replaced at no charge a pulley they had broken on the last visit. They also had to replace a delay timer that was preventing the blowers from running automatically. Both blowers are running again. The lagoon is running properly for now.
- Maintenance – Removed the water fountain in the pond for the winter. We also had a dead elm tree cut down next to the pond by K & J Landscaping for \$200.00. Bauman's finished their part of grading at the boat shed area. Bauman's also replaced the culvert pipe on Tall Pine. The road needs to be paved for completion. Donze Construction poured the concrete for the building pads. We put new soffit and fascia on well house # 1 and the storage tank building. We still need to install on well house # 2. All three of the well houses have been painted. We replaced the toilet in the Frontenac Room and painted the restroom & kitchen doors in the hall. We also had Bone Heating & Cooling replace an Inducer Motor on one of the gas furnaces that had damage to the fan blade and seal.

Board approvals needed:

- Midwest Marketing - \$871.10 (for 1000 printed letterhead paper, 1050 boat stickers for 2018 and 2500 #10 window envelopes with the return address)
 - Motion to approve made by Harry Davis. Seconded by Dave Evelsizer. Motion passed with all in favor.
- Bone heating - \$625.00
 - Motion to approve made by Harry Davis. Seconded by Bob Palmer. Motion passed with all in favor.
- Wehmeyer Printing - \$592.48 (for printing of the Blue & Green Books)
 - Motion to approve made by Greg Stephenson. Seconded by Harry Davis. Motion passed with all in favor.
- Bauman's - \$11,532.00 (for replacing the culvert pipe on Tall Pine)
 - Motion to approve made by Bob Palmer. Seconded by Harry Davis. Motion passed with all in favor.
- Bauman's - \$30,048.46 (for LFE portion of work at the boat shed areas)
 - Motion to approve made by Bob Palmer. Seconded by Harry Davis. Motion passed with all in favor.

Committees:

Public Works/Road/Water/Sewer/Lagoon: Don Kuehn (Tom Duro)

- DNR was here last week for our yearly inspection and also for two bad Chloroform reports in a row. This triggered a level 2 assessment which means they come out and check the area. They did the tests, results of which are not back yet, Jeremy Meyer, our water technician was here. They brought up the fact that if we voluntarily chlorinate all the time, that's all we have to do to that tank, like we have in well #1 to chlorinate all the time. We will not have to test every day. If we don't, and we have 4 bad tests in a year and wait for them, we will have to do it their way. Which is a 4,000-gallon tank purchased for each one with cost around \$8,000. -\$10,000 a well, and we will have to do testing every day. If we address it this way, voluntarily, daily chlorinating, about \$1,000 should cover it.
 - We must do the daily chlorinating ourselves.
- Sprinkler systems in the community that are attached to our water supply system may be contributing to our current water issues. Due to the current water problems, they will all need to be checked yearly at the homeowners' expense. We have no choice due to the bad reports. They will all have to be checked at the same time and by the same company, who will then bill each homeowner the same amount. It will have to be done in April or May.
- It will need to be completed by a certain date, by a certified inspector. Backflow could be a contributor to the current water issues.
- Equipment needed for this project: we have a tank for well 1, need one for well 2, it has to have a roller pump on it to pump the chlorine. Approximated cost for the tank is \$1,400.
 - Motion to approve the pump for around \$1,400. was made by Harry Davis. Seconded by Greg Stephenson. Motion passed with all in favor.
- New resident present at the meeting used to work as a chemist at MSD in St. Louis. He may be interested in joining the group working on the water treatment planning/project.
 - UV disinfection or chlorinating the lagoon is a possibility
- Plan to start the needed work on the bridge by the marina after the holidays.

Planning and Finance: Bob Palmer

- The committee met to work on the budget for the next fiscal year. Everything pretty much carries over from year to year. \$5,000.00 set aside to pay engineers for the sewer treatment project. \$2,200.00 for fish and lakes. \$3,000.000 for repairs on the roads, ditches and culverts. \$7,500.00 for light poles and new signs. Extras showed up on the roads etc.
- The pool budget was down from last year, due to all of the improvements done to the pool last year. Less for lifeguards next year.
- Entertainment we talked about last month and made adjustments.
- A look at the total picture: We are anticipating about \$422,000 in total income, \$316,000 in total expense, which will leave us a net income of \$106,000. Our principal portion of our loan payments will be about \$106,600 If we make this budget, we should have about

the same amount of cash at the end of the year as we did at the beginning because the surplus of income goes toward the principal of the loan.

- About 90% of our expenses are pretty steady from year to year.
- Motion to approve the budget for 2018 was made by Harry Davis. Seconded by Cindy McCune. Motion passed with all in favor.

Architectural Control Committee: Todd Donze

- We are currently working on improving communication between the ACC committee and the board.
- There will be some minor modifications made on the ACC packet to reflect this, ie: contact point person and appropriate phone numbers for residents with question or issues and clarification of the fines associated with non-compliance with the permits issued.
- It was asked how many homes are in LFE.
 - Approximately 287.
- Question was raised regarding the distance a home must from the road edge.
 - Acceptable distance for your home from the road is 60 ft. from the road edge.

Lakes: Duane Harley

- As a courtesy reminder, the combination to the locks will be changed on January 1st. The new combination will be re-issued when owners get their annual boat stickers.
- We anticipate having our Second Annual Youth Fishing Day in late May or early June of next year. The actual date will be set up in January.
- A meeting will be held with the Lakes Committee members early next year to identify the type of fish to be stocked in 2018 pending board approval of our submitted budget.
- It was asked when DNR did the last shocking. (perhaps 5-6 years) Duane to work with DNR this next year.
- The resident with two boats in a slip has been informed that they are allowed only one boat on the lake at a time. The boats have been pulled out.
- There was discussion regarding raising the \$ per boat slip. The suggestion was to raise them \$50 each. Slip rentals are currently \$150 & \$75. Suggestion was made to raise slip rental fees to \$200 & \$100.
 - Motion was made to raise the slip rental amount to \$200 & \$100 by Greg Stephenson. Seconded by Dave Evelsizer. Motion passed with all in favor.
- Duane is still looking at more ideas to increase the number of boat slips.

Security: Dave Evelsizer

- A reminder to all over the Holidays: Please do not advertise what you got by leaving the boxes etc. outside. Don't advertise/post on Facebook or other social media that you are leaving to go out of town.

- Tom has been working closely with the police department when issues have arisen, checking the cameras etc. It has been working very well.

Hall:

- Has not been used much lately.

Entertainment: Kate Pepin (Dave Schrick)

- The Entertainment Committee would like to thank everyone who helped with all of this year's events, whether you were on set up and/or clean up patrol, purchased raffle or 50/50 tickets, planned an event, brought goodies to an event or participated in an event, we appreciate you! We'd like to give a special shout out to Rick Jokerst for BBQing and Harry Davis for DJ extraordinaire during the Oktoberfest. There are so many people that need to be thanked, so we will just say, THANK YOU, THANK YOU, THANK YOU to everyone.
- ***New Year's Eve Happy Hour - December 31st, 6PM - Let's get together in the Frontenac Room at the Community Center, we will have all the fixings for sandwiches.** If you'd like to bring an appetizer that would be great!
- If you are not on the Lake Forest Entertainment distribution list, or if your email address has changed, please send an email to lakeforestentertainment@gmail.com for info on upcoming events, or see us on Facebook.
- Thanks again everyone from your Entertainment Committee, Dave & Carol Schrick, Carol Shelton, Kate Pepin and all the periodic helpers and advisors

Pool: Kristen Nelke (Marvin)

- We will begin interviewing lifeguards in January.

Curb Appeal: Cindy McCune

- We are finished for this year, will finish cleaning up and repairing some of the beds in the spring.
- Many thanks to those who have helped us over this past year and look forward to more great fun in the spring. Linda Summers & Cindy McCune

Website: Beth Meier

- Web site is going well. Committees should continue to send information such as pictures or write-ups they would like posted to Beth. There have been several updates re: stickers etc., the forms are out there. Take a look if you haven't in a while.
- Mary should have been getting emails from residents with their email addresses. There is a posting on the site asking if we have your current email address.
- We are looking in to posting permanent sign or notice with the web address.
- Links to two (2) very informative ATV documents, Mo. D.O.T. rules and regulations, are being placed on the website so our residents have easy access to this vital information.
- Your information/pictures etc. may be sent to bethm314@gmail.com

ATV-Cart's: John Summers

- I have marked two existing trails on the L.F. Property. Tall Pine Drive, and Campground Road.
- Had a Lake Forest ATV Committee Meeting 12 were attending. From the Board: Jim Donze, Greg Stevenson, Cindy McCune, and Tom Duro attended.
- Researched Mo. D.O.T. Rules and Regulations regarding state roads. Sent 2 copies to Board for review and posting. There is a \$30 fee to obtain what is required in order for you to drive your AVT's on Ste. Genevieve roads (this is for a 2-yr. permit).
- ATV Committee has decided to recommend to Board that the old walking path behind Post Office remain a walking path. Next year we will re-develop that path. This is for security reasons-trespassing.
- Talked with homeowners affected by Tall Pine trail to make sure they are aware of the Tall Pine path re-development. The residents in questions were very pleased the paths are mapped out and are excited with the easy access.
- Reviewed rules and safety concerns for ATV riders.
- Will begin process of making signs for the trails.
- Waiting for Tom Duro to appropriate wood chips for building the two trails marked. We will then set up work days to improve both trails.
- Will need to mark trail by the Lake Anne Dam as walking trail only, no off-road vehicles allowed for safety reasons.
- Any violations of Lake Forest Rules, and safety concerns will be handled in a progressive discipline manner, as with any other Lake Forest benefit.
 - The board will need to verify with the court house regarding the easement boundaries.

Nominating committee: Marvin

- There are two (2) board positions open this coming year.
- If you are interested in running for the board, please contact the office. Resumes need to be submitted to the office no later than the end of January.

Boatsheds:

- Concrete poured for the new sheds. They are supposed to let us know this week when they are going to install those. Tom will be reviewing with us where more streetlights should be placed in the new shed areas.
- We will be leasing a skid-steer for a month to help with some of the work at the boat shed areas to help reduce our costs and at the same time help us to get some work done in other areas of the community. Cost will be about \$3,500.
- If you haven't been up there, go take a look, it is looking very good.

- Lot of campers and trailers that are not road ready, if they are not road ready, they do not belong here. They need to be cleaned up and made road ready or they need to be gotten rid of.
- Question was asked if we going to gravel any more of that area?
 - It has been talked about, we are going to do some more rock and will try and use some of the gravel that we have down in the creek area.
- Letters will be sent out to residents with boats, campers or trailers sitting out.
- There is plenty of parking in the boat shed area now.

Old Business:

- ATV's are only to be parked in your driveway temporarily, permanent parking of ATV's is not permitted in the driveway.
- Contact Tom if you have issues or complaints, he will address.

New Business:

- If you have not already done so, please stop by the office to wish Mary a happy and healthy retirement and many thanks for her dedication and hard work at LFE for the past 25 years!
- While in the office, be sure to welcome Jean Spraul! Jean has accepted the office position for LFE and is currently working with Mary soaking up her knowledge!

Motion to Adjourn:

Motion to adjourn the meeting was made by Harry Davis. It was seconded by Dave Evelsizer. Motion approved with all in favor. The meeting was adjourned at 7:49 pm.