

**Lake Forest Estates**  
**Annual Meeting**  
**April 24, 2022**  
lakeforest63670@gmail.com  
Website: lakeforestatesmo.com

**Call to order-** Jim Donze 2:02 pm

Jim Donze, Mark Basler, Greg Stephenson, Kent Orrick, Tim Uding, Dave Evelsizer and Mark Wiegert attended.

**Determination of Quorum**

**Announcements:**

Jim Donze welcomed everyone to the Lake Forest 2022 Annual meeting. He announced that a Zoom Meeting with the Flock System representative would take place at 2:10 pm. Jim went on to cover the following:

1. Review of the Agenda
2. Introduction of the Board
3. Review of Board Vacancies/Terms
4. Introduction of Board Candidates – Tim Uding, Greg Stephenson, Rose Kastrup and Andrew Haley, and Dennis Lea.
5. Other Nominations – No other nominations from the floor.

**Flock Safety Camera System**

The Flock Safety System was demonstrated by Kyle Brown via Zoom conference call with a large screen TV. The Flock Safety Camera System will read license plates and can be connected with law enforcement agencies. If a vehicle plate comes up as wanted by law enforcement, agencies are automatically notified and will respond immediately. More detailed information can be found here:

<https://www.flocksafety.com/>

Questions:

Who will Lake Forest share tag information with? ***Only Ste. Genevieve Sheriffs Department and Missouri Highway Patrol.***

How many cameras are we getting? ***Only one at the entrance. Kyle said two during his demo but we only need one because we have another camera that will provide an exit timestamp.***

What is the Cost? *The cost is a one-time setup fee of \$350 and \$2400 annually.*

What powers it? *Solar powered with a battery backup. They will do a solar study prior to installation. The system will run for 72 hours off the battery.*

Will Lake Forest Residents be tracked? **No**

Will this integrate with the Ring Doorbell? **No**

Is this necessary? *Yes, the Board feels very strongly that this system will add to the safety of our community, especially with the rise in crime rates across the country. Additionally, we are having trouble finding a Guard for the Summer months with the real possibility we will not have one. The response time is almost immediate when the alert is given by this system. Ste. Genevieve Sheriffs Department is already using this system.*

## **Business Session**

### **Business session**

#### **Approval of Minutes-**

- Motion to approve the Annual Minutes 2021 made by Greg Stephenson. Seconded by Mark Wiegert. Motion passed with all in favor.

#### **Treasurers Report-** Kent Orrick

#### **Goes here**

Motion to approve the treasurer's report was made by Dave Evelsizer. Seconded by Tim Uding. Motion passed with all in favor.

#### **Community Managers Report:**

#### **Maintenance:** Tom Duro

Last year projects were salt generators for the pool, new street signs at every intersection to match the entrance signs. Everyone seems to like the saltwater pool and the street signs. John and I kept up with all other maintenance, grass mowing and trimming, dead tree removal and taking care of snow removal. I also spent quite a bit of time locating utilities for Aptitude last year for install of fiber internet.

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

Jim Donze thanked Tom and John for the great job they have done for the community over the past year. The residents responded with a well-deserved round of applause.

#### **Committees:**

**Public Works:** Don Kuehn (Not present)

Jim Donze said that the Speed bumps are out.

Don and Tom have been looking at ditches and some ditch work will be done in the future.

A resident asked about some damage to the road from the garbage truck. Jim said that Tom is in contact with Republic.

Bob Palmer voiced his opposition to the temporary speed bumps. He said that they are very hard to cross over as opposed to the permanent ones.

Roy Kreitner said no one is stopping at the stop sign at Cedar Circle and Lakewood drive. He has witnessed several close calls there. Jim Donze suggested we may put a speed bump there.

### **Planning and Finance:** Kent Orrick

Kent thanked Beth and Rhonda for all of the hard work with the assessments. We have no delinquent assessments at this time.

Lake Forest may loan up to \$200,000 to the Clean Water District to help them get started with the Engineering. Jim Donze explained the rationale that we would save money in the long run because our Certificates of Deposit are getting almost zero in return versus the CWD taking out a loan that had an interest payment attached. Ultimately the residents of Lake Forest will pay the bill and it just seems smarter to not pay unnecessary interest.

### **ACC:** Tom Duro

There were 42 Permits issued last year. If you are planning a project that requires a permit, please allow time for Tom to review your project and issue the permit.

Cost of Permits vary depending on the project. Check with the office or the website for more details. Jim Donze said that also the ACC needs good drawings for projects. It's understood that flowerbeds don't need an architectural drawing, however large projects definitely need a suitable drawing that matches the scope of your project.

### **Needed For a Building Permit**

- A plot plan with your house on it showing where the project is going on your lot
- Accurate drawings of project
- Contractors' insurance
- A check for the proper dollar amount as determined by the project. (Fee and Deposit)

### **Lakes:** Chuck Easely and Ray Joggerest

The boat ramp cables are being left down. Please make sure and put these back up and secure with the lock.

In March we stocked lakes Marion and Susan with an assortment of fish, and we put 40 Structures out in lake Marion.

We have changed the length limits for bass. The new limits include a requirement that all bass between 12 inches and 15 inches be returned to the lake unharmed. New signage is being made to reflect this change, but **the new limits are in force now**. We are asking fishermen to keep bass less than 12 inches in length. These changes will help increase the size of our Bass and improve the overall quality of the bass population over the long term.

The Pancake breakfast was held, and we collected roughly \$1100 dollars. Thanks to all who volunteered to help, those who made the items we raffled off and to those who came out in support of our Kids Fishing Day.

Jun 11<sup>th</sup> will be the Kids Derby for kids 15 years old and under. All are welcomed to come and fish but the Derby is only for those kids 15 years and under.

Tom is putting in a concrete pad that will be part of the launching dock down from the marina boat ramp. This will be a place where you can put your boat to park your trailer or to load people or equipment.

#### **Security** - Dave Evelsizer

Covered during the Flock Safety camera discussion.

#### **Entertainment**- Sue Alexander

There will be a cornhole tournament on 14 May 2022 starting at 4 pm on the All-Purpose Court. \$20 per team which the winner will split with the Entertainment Committee.

Summer Concerts are scheduled for the All-Purpose Court. Check the Lake Forest website [www.lakeforeststatesmo.com](http://www.lakeforeststatesmo.com) for current information.

Our 4<sup>th</sup> of July fireworks show will be 2 July off the damn.

#### **Boat Sheds** – Tim Uding

We are still trying to get bids on new boat sheds which has been difficult because of increase in materials.

There will be more rock being placed on the road to the boat sheds.

Only yard waste can be dumped at the area behind the boat sheds. No paper leaf bags are permitted to be disposed of there. There is a \$100 fine for dumping of anything not yard waste there.

A question was asked about concrete floors being put into sheds. You can do that but please contact the office to get your permit and contact Tim Uding prior to pouring concrete.

A question was asked about the increase in the boatshed assessment this year. Tim said that it was used for roof repairs across several boat sheds. This was the only way the Boat Shed committee knew how to handle this cost. They may look at an alternative next year.

#### **Pool – Tom Duro**

We are still looking for lifeguards. As of now we have 7 – 8 lifeguards.

We will start opening next week if anyone wants to help.

#### **Hall – Tom Duro**

The Hall is pretty booked up for the Summer. It is being rented regularly with no complaints.

Sue Alexander has proposed several enhancements for the Hall that are under consideration pending cost and further review.

#### **Curb Appeal –**

Several people have taken on beds around the neighborhood, and we thank them for volunteering.

#### **ATV Committee-**

The trails are being reported as being in bad shape with a lot of ruts. The committee will be looking these over for soon.

Please ensure your ATV/Golf Cart has an orange safety flag and a current Lake Forest 2022 sticker.

#### **Website- Beth Meier**

The website has a lot of useful resources for the community. Beth is always looking for content like photos and entertainment events.

### **Other Business**

The Rules Committee presented the following rules to be modified or added to the Lake Forest rule book for the residents to vote on. These rule changes were previously approved by the Lake Forest Board to be presented to the residents for a final vote for approval as required by the Lake Forest Covenants and Restrictions.

## SIGNS

The Purpose of this rule shall be defined in three types:

### Temporary Permanent Decorative

A. **Temporary:** To be utilized for 30 days or less, i.e., political, school.

1. A Temporary sign shall be any fixed, ground-mounted display recognizing a new student, student of the month, teacher of the month etc.

#### Rules are as follows:

- An individual sign may be no larger than 18 inches tall and 24 inches wide.
- The top of the sign may be no more than 36 inches from the ground.
- All signs must be located at least 15 feet from the road.
- Signs must not obstruct a driver's vision of the road ahead, such as on a curve.
- All signs must be on the lot owner's property, no signs may be placed on common ground or a neighbor's lot.
- Signs may remain for 14 days.
- Signs must not be visible from the lake.
- There can be no more than one political sign for any one candidate or ballot issue on a lot.
- Political signs may not be posted more than 30 days prior to an election and must be removed within one day after the election.
- For Sale signs are not allowed in any form or location. An "Open House" sign may be displayed for the event duration.

B. **Permanent:** Any sign mounted, placed in the ground, or hung with the expectations of long use.

- Permanent Signs of any kind are not allowed. The only exception being those covered under the rules for an address/name sign.

C. **Decorative:** A sign displaying a salutation or image not political or religious in nature,

i.e., “Welcome”, “Hello”, “Shalom”, “Aloha”  
Holiday & Seasonal signs, i.e., “Merry Christmas”, “Happy Thanksgiving”,  
“Happy Spring” or “Welcome Summer” etc.

- Decorative sign may be placed on a porch, doorstep, patio or against the front of a dwelling, but must remain less than 10’ from the outside wall.

## **PASSED**

Red Lettering Indicates Old Rule

**Black Bold Lettering Indicates Updated Rule**

Each Member may invite guests of the Member's choice at any time the Member chooses. All Association privileges will only be allowed when accompanied by a member or unmarried children of the household.

**Each Member may invite guests of the Member's choice at any time the Member chooses. All Association privileges will only be allowed when accompanied by a member or unmarried children of the household to include boating, fishing, ATV/NTV, lakes, beach, pool, marina pavilion, and community center rentals. The only exception being playgrounds and court area.**

## **FAILED TO PASS**

### **RENTING**

Lake Forest Community Association strongly discourages the renting of any residences. Renters are not entitled to use any of the amenities of Lake Forest Community.

### **RENTING**

**Lake Forest Community Association does not allow renting of any kind to include short-term, long-term, VRBO and Airbnb, etc.**

## **PASSED**

### **LAKE RULES**

1. Absolutely no throwing or dumping of bottles, cans, yard waste or any trash in any lake.

### **LAKE RULES**

**1. Absolutely no throwing or dumping of bottles, cans, yard waste or any trash in any lake to include leaves blown into any lake as a form of disposal. First offense will be a \$500 fine to the property owner increasing by \$500 for each offense. Contracted leaf blowing/removal must include removal without disposal into any lake. Burning of leaves is acceptable.**

## **PASSED**

## BOATING AND SKIING RULES

1. All Members' boats must be initially registered, and then re-registered each year at the Association office. Boat stickers are required annually on the 1st of March, each year. One set of decals will be issued with each registration, Members must present both title and proof of liability insurance at time of registration. The registration fee is set by the Board of Directors. The decals should be permanently affixed on the port and starboard sides near the rear of the boat and in plain view. These decals are not transferable. The lot owner will display decals on any boat designated as that owner's boat.

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## PASSED

4. Boat privileges may be extended to family members but only while the Association Member is physically present on the premises of Lake Forest Estates.

4. Boat privileges may be extended to family members but only while the Association Member is physically present in the boat.

## FAILED

7. Only one boat per lot owner is to be operated simultaneously on any lake.

7. Only one boat per lot owner is to be operated simultaneously on any lake or parked anywhere except a boat slip. No parking on seawalls for more than the daylight hours of that day. Boats must be parked in either a private slip, at the marina or trailered out. No anchoring out in the lake overnight. Warning will be issued for the first offense with a \$100 fine for each subsequent offense.

## PASSED

1. If you wish to reserve a boat slip for the season the reservation fee will be \$50 per year. Weekend cost will be \$10.



1. If you wish to reserve a boat slip for the season the reservation fee will be \$300. No weekend rentals or subletting.

PASSED

2. Trailers of non-seasonal boat-slip renting Members using the boat slips may be parked in the marina area for no more than two successive nights. Season boat slip renters must park their trailers in the boat shed area and may not leave their trailers in the marina area for more than two successive nights. Trailers parked at the marina area or the put-in at the opposite side of Lake Ann for more than two successive nights, will be towed to the storage area near the boat sheds by the Association, and will be assessed a \$50 fine.

**2. Boat Trailers may not be parked at the marina or any boat ramp overnight. Warning will be issued for first offense and \$100 fine for subsequent offenses and potential loss of boating privileges.**

PASSED

#### DOG AND CAT CONTROL RULES

Dogs and cats of any kind or size are permitted in Lake Forest Estates only if they are kept restrained on the dog or cat's owner's property, or on a leash when being walked. There is a limit of two household pets in any one residence. The Board of Directors will accept complaints about free-roaming dogs and cats on a case-by-case basis and will take action to have constantly free-roaming dogs and cats removed from Lake Forest Estates. The Board of Directors will not be financially or legally responsible for destruction of private property by any property owner's dogs or cats or removal of the same. Each dog or cat owner will be liable to replace any/all objects destroyed or damaged by the owner's pet.

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PASSED

5. Complaint forms shall be available at either the LFE Office or at the Post Office. If a member observes a violation, the complaint form may be completed and submitted to the LFE Office. For the first offense, a copy of the complaint and a written warning will be mailed to the lot owner. For the second offense, copy of the complaint and a second written warning will be mailed to the lot owner. For the third offense, a copy of the complaint will be mailed to the lot

owner, the lot owner will be fined \$50, and the vehicle will be prohibited from being operated within the boundaries of LFE, until the fine is paid. Any further offenses of the vehicle within LFE will result in a \$250 fine and loss of all LFE privileges.

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**PASSED**

Fines will be assessed against a member or associate member and are payable immediately. After 30 days, fines will be doubled. After 60 days, a lien will be placed by the Board of Directors upon the property of the owner upon which the fined Member or fined associate member resides, and that lien recorded in the Ste. Genevieve County Courthouse at the County Recorder's office. Generally, a violation of a boating, fishing, skiing rule, or regulation is subject to a warning with the first citation. A second violation would cause the removal of the offender and boat in question from the use of the lake for a period of up to 10 days. The third violation is up to 30 days, and fourth violation is up to 90 days commencing on the date of the most recent violation.

**Fines will be assessed against a member or associate member and are payable immediately. Every fine will begin at \$100 unless otherwise specified. After 15 days, fines will be doubled(\$200) for non-compliance unless the Board approves. After 30 days, fines will double again(\$400) for non-compliance. Generally, a violation of a boating, fishing, skiing rule, or regulation is subject to a warning with the first citation unless otherwise noted. Liens against property can be used when necessary and that lien recorded in the Ste. Genevieve County Courthouse at the County Recorder's office.**

**PASSED**

The fine for failure to have the allowable size of boat or current boat and motor identification sticker on any boat on any lake in Lake Forest Estates after May 31 of each year is \$25. Boat must be removed immediately.

**The fine for failure to have the allowable size of boat or current boat and motor identification sticker and Lake Forest Estates stickers on any boat used on any lake in Lake Forest Estates after March 31st of each year is \$100. Boat must be removed immediately for violation.**

**PASSED**

Any person in violation of the hunting and firearms rules and regulations are subject to a fine of up to \$100.

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PASSED

Generally, a person found littering will be given a warning for the first offense and subject to a fine of up to \$25 for each subsequent violation

Generally, a person found littering will be given a warning for the first offense and subject to a fine of up to \$100 for each subsequent violation. Non-residents may have access to LFE restricted.

PASSED

FINE SCHEDULE: The procedure for fines will be a letter notifying the resident of the rule violation. If the matter is not corrected within the specified time in the letter, a \$100 fine will be levied and sent to the resident. Failure to correct the violation and pay the \$100 fine will result in loss of all Lake Forest privileges.

FINE SCHEDULE: The procedure for fines will be a letter notifying the resident of the rule violation. If the corrected within the specified time in the letter, a \$100 fine will be levied and sent to the resident. Failure to correct the violation and pay the \$100 fine may result in increasing fines and result in loss of all Lake Forest privileges.

PASSED

Add on pg 22 In the event any member's privileges are suspended or revoked a registered letter shall be sent and copies as well as a record of receipt will be kept on file.

PASSED

### Temporary Parking Along Street

Granule parking can be established along street if it does not exceed 10' from the street. Hard pavement parking alongside the street is not to exceed 10' by 20' total. This area cannot be over any utilities that have a shut off valve on a known connection to utilities.

All temporary parking car, camper or boat will be allowed for no more than 24 hours.

Lake Forest is not responsible and is not liable to reinstall hard surfaces if area must be excavated to work on utilities. It is understood that this is the homeowner's responsibility.

**PASSED**

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](mailto: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**

Dave Schrick asked if everyone was in favor of having their assessments reduced by \$300 annually.

Jim Donze explained the capital improvements that are on our roadmap as we go forward, mainly dredging of the lake, new roof for the community center, epoxying the pool and potential road work are all expensive projects. With the sewer project barely underway we do not know enough about expenses to recommend lowering the assessments.

Ray Joggerest told everyone that when he moved into Lake Forest some 40 years ago that the assessments were a little over \$600 at that time and after all this time the assessments have barely doubled.

The Board stands by their recommendation to keep the assessments as is for the time being. We can look at this again in the future to see where we are with cost.

### **Election Results**

Jim Donze asked for the Election results to be announced by the Chair of the Election Committee.

Greg Stephenson 137 votes

Tim Uding 125 votes

Rose Kastrup 102

Jim congratulated the winners and thanked everyone for running.

Jim also thanked Mark Basler for serving on the Board for many years as he moves on to be more involved with the Clean Water District.

Jim expressed the Board and the community's appreciation to Beth Meire for her service to the community running the office.

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