

**Lake Forest Estates**  
**Board of Directors Meeting**  
**June 13, 2019**  
[lakeforest63670@gmail.com](mailto:lakeforest63670@gmail.com)  
[lfeboard@gmail.com](mailto:lfeboard@gmail.com)  
lakeforestestatesmo.com  
**July 11<sup>th</sup>, 2019 Next Board Meeting**

Call to order 7:00 pm

Jim Donze, Harry Davis, Bob Palmer, Mark Wiegert, and Mark Basler were in attendance.

**Announcements:**

Mark Basler announced that the creation of the Lake Forest Sewer District is on schedule as per the timeline. All required signatures have been received and the appropriate documents have been filed with Ste. Genevieve County.

**Open Forum:**

A resident commented that he was ran off the road in Lake Forest by a careless driver. Please slow down and don't get into a rush!

There was some discussion about the 50<sup>th</sup> anniversary of Lake Forest. Lake Forest was established June 23<sup>rd</sup> 1970, so our 50<sup>th</sup> anniversary is coming up!

A resident asked a question about the sale of a partial lot in Lake Forest. This particular sale in question was between a resident that had combined 3 lots into one years ago, with the appropriate county recordings etc., and a neighbor who is building a new house. The new neighbor needed less than a quarter of the lot next door to make the driveway work with the positioning of the new house. The Board approved this transaction in Executive session so the construction could continue. The rules state that if lots that have been combined are subsequently sold back assessments must be paid. This is to prevent someone from purchasing 3 lots and paying an assessment on 1 lot and then later at a later date selling a lot which takes money away from Lake Forest. Additionally, the rules state that you cannot sell a partial lot and this is to prevent someone from taking a full lot and selling non buildable partials of a lot thereby creating "Lot Owners" with full rights to the community. However similar lot transactions as described above between neighbors have taken place many times in Lake Forest. In this particular case Lake Forest is actually gaining the full assessment since the neighbors worked this situation out and made the new construction possible. The Board was confident in its decision but did double check with our Attorney after the meeting and he agreed with the decision.

A resident asked about a place to park a service truck. The Board will look at some options and respond back to the resident.

A resident asked about his security deposit back from a building project. Jim Donze told the resident it would be discussed in Executive Session.

A resident asked about the number of Lifeguards on duty and if it was necessary to have 2 Lifeguards on duty at all times. Based on safety reasons 2 Lifeguards will be on duty in case of an emergency.

There was discussion about residents not taking showers prior to entering the pool. This impacts the pool chemicals when residents do not shower. If you are not willing to shower prior to entering pool you will not be allowed to use the pool.

### **Business session**

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

Motion to approve the May minutes made by Mark Wiegert. Second by Mark Basler. Motion passed with all in favor.

#### **Treasurers Report- Bob Palmer**

As of May 31<sup>st</sup>, we had \$\$306,875 in our checking accounts and \$338,122 in certificates of deposit. Our loan balance was \$228,434.

Income for the fiscal year to date was \$350,034 while expenses for the same time period were \$84,005, resulting in net income for the first four months of the year of \$266,029.

Motion to approve the Treasures report by Harry Davis. Second by Mark Wiegert. Motion passed with all in favor.

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

Water Usage – Well #1 pumped 1,033,000 gallons and Well #2 pumped 720,800 gallons for a total of 1,753,800 gallons. Wells and chlorinators are working properly.

Lagoons – Lagoons are running normally. John and I replaced a diffuser cover in the final cell.

Maintenance – Trying to keep up with grass cutting. Installed AC for post office. Installed exhaust fan in pool pump room.

Thank you to Larry Altadonna for painting speed bumps and parking curbs.

The following bills were voted on to be paid:

Missouri Employment Commission \$3861.00

Motion to approve by Mark Wiegert. Second by Harry Davis. Passed with all in favor.

Outdoor Warning Consulting LLC \$1360.00

Motion to approve by Mark Basler. Second by Harry Davis. Passed with all in favor.

Band Entertainment \$1500

Motion to approve by Mark Wiegert. Second by Mark Basler. Passed with all in favor.

### **Committees:**

**Public Works:** Don Kuehn

Don asked about the entrance lighting and if we wanted to keep the Cedar trees. The Pin Oaks were planted to replace the Cedar trees. This is still being discussed.

**Planning and Finance:** Bob Palmer

No Report

**ACC:** Todd Donze

There are two houses being built currently and three seawalls being completed.

**Lakes:** Duane Harley

As a courtesy reminder the two 8" diameter orange guidance channel buoy "balls" are intended to help guide boaters out of the marina. Staying in between the two orange balls will direct report boaters exiting the marina to the deepest part of the shallow end of the lake.

**Remember, all boaters are reminded to remain in idle when exiting the marina until they get out past the No-Wake Buoys. Also, all boats should be idling after sunset.**

The June 1<sup>st</sup> Youth Fishing Event Day again this year was a huge success with a total of 38 kids in attendance. The fish were spawning this year so catching them was a little more challenging but all in all it was a great day for the kids, which is what it is all about. All of the kids in attendance received a tackle box and kids fishing shirt highlighting the event. Additionally, rod and reels were given to the first-place boy and girl, along with a rod and reel combo for the most accurate caster of the day. All the participants including their parents and sponsors enjoyed the cookout at the end. **All of this was made possible through the generosity of numerous Lake Forest Resident who supported the "Pancake Breakfast Benefit for Kids" back in March.**

A special thank you goes out to the officers from the MDNR for bringing out their turtles and ball python snake along with numerous snake skins for the kids to see and feel.

Lastly, thanks go out to the following volunteers that make each year a big success:

Bob Bach, John & Linda Summers, Skip Szwargulski, Steve Stoessel, Sue Harley, Kate Pepin, Larry Robertson, Larry & Rosie Altadonna, George Meyer, Nathan Davis, Rudy & Alice Janisch, Ed & Jackie Korczak, Roy Kreitner, John Picou, Doug Thompson



**Security:** Dave Evelsizer

No Report

**Hall –** Tom Duro

No Report

**Entertainment:** Sue Alexander

Please look at the Lake Forest Facebook page for upcoming events as well as the website.

**Curb Appeal-** Linda Summers

Please contact Linda if you are interested in helping out!

**Boatsheds:** Bruce Giesler

Please do not joy ride the boat shed area. No one should be in the boatsheds unless they have business

**Pool:** Tom Duro

**Please take a shower prior to entering the pool.**

**ATV –** John Summer

The ATV Trail clean-up for May had very limited participation. We have a lot of ATV's in the Community benefiting from these trails. Please come out and lend a hand at the next clean-up day.

**Webmaster – Beth Meier**

No Report

**Old Business:**

No Report

**New Business:**

A resident asked if a BB guns or Pellet guns are considered firearms. The Board will address this question later.

**Motion to Adjourn**

Motion to adjourn by Harry Davis. Seconded by Mark Wiegert. Motion passed with all in favor.