

Lake Forest Estates
Board of Directors Meeting
July 12th, 2018

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August 9th, 2018 Next Board Meeting

Call to order 7:00 pm

Jim Donze, Harry Davis, Bob Palmer, Mark Wiegert, Mark Basler, Greg Stephenson, and Dave Evelsizer were in attendance.

Announcements:

None

Open Forum:

A resident asked about a storage shed that he was asked to remove and the restrictions on storage cabinets against houses or under boat lifts. Storage sheds are not allowed in the community. Common sense should prevail when purchasing a storage locker for boat gear, etc. Questions can always be directed to the office before you make your purchase.

Business session

Approval of Minutes-

- Motion to approve the June minutes made by Dave Evelsizer. Second by Harry Davis. Motion passed with all in favor.

Treasurers Report- Bob Palmer

At the end of June, we had \$277,258 in our checking accounts and \$338,122 in our certificates of deposit. Our loan balance was \$336,827.

Year to date income was \$358,284 while our expenses were \$118,048, resulting in net income for the year of \$240,236. We have also paid down \$52,716 in principal on our loan so far this fiscal year.

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

Community Managers Report: Tom Duro

- Water Usage – Well # 1 pumped 1,229,000 gallons and Well # 2 pumped 917,300 gallons for a total of 2,146,300 gallons. The chlorinators are working properly.

- Lagoon – The lagoon equipment is running good. There is overflow due to some type of blockage in pipe to first cell. Dutch Enterprise cannot be out until 07/23/18, or possibly sooner.
- Maintenance – Still working on mowing grass. Continuing to work with PLC and Citizens Electric locating water and sewer lines near pole replacements. A tree removal incident on Lakewood by the Community Center knocked down the power lines causing Well #1 to blow two 90 amp fuses and causing the air-conditioner in the office to need repair. So far, the home owner has paid the bill to date. Make sure the persons you have working for you that can affect Lake Forest property are insured. You are the final responsibility if damage occurs. The Scag mower also needed repair when the clutch and blade switch went out. The cost was about \$380 for parts.

The following bills were voted on to be paid:

Bone Heating and Cooling (Repair the Office HVAC) \$915.00

Motion to approve by Greg Stephenson. Second by Dave Evelsizer. Motion passed with all in favor.

Global Security Service (Security Guard) \$1676.40

Motion to approve by Bob Palmer. Second by Mark Basler. Motion passed with all in favor.

Vern Bauman Contracting (Culvert Repairs) \$7630.00

Motion to approve by Dave Evelsizer. Second by Mark Wiegert. Motion passed with all in favor.

Vern Bauman Contracting (Water leak around the dam) \$693.50

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

Card Services (Office Credit Card) \$1901.93

Motion to approve by Greg Stephenson. Second by Harry Davis. Motion passed with all in favor.

Committees:

Public Works: Don Kuehn

Tom's report covered most of the report.

Jim Donze asked that residents please turn off their water when gone for extended periods of time. Another house in Lake Forest incurred a lot of damage from water not long ago. The house on Cedar Circle for all practical purposes is total loss from extensive water damage.

Jim Donze also reported that a small group had just attended a DNR financing workshop related to the sewage plant upgrade. There was additional conversation from Bob Palmer on the different approaches that Lake Forest can take to finance the new sewer plant and what that would cover. No decisions have been made as to the scope of the project, i.e. completely new infrastructure to include replacement of sewer pipes and lake dredging. The creation of a sewer district owned and operated by Lake Forest

seems to be the most sensible approach however no decision has been made to date. Residents will be completely informed once the Board has a recommendation to present.

Planning and Finance: Bob Palmer

The office accounting records and books were recently audited by a private company. One recommendation was to have a fraud policy on record. The fraud policy just outlines what actions should be taken upon the discovery of fraudulent activity. The fraud policy was adopted by the Lake Forest Board with a Motion by Harry Davis. Second by Dave Evelzier. Motion passed with all in favor.

ACC: Todd Donze

Application for a new home was received. Permits also included a deck, an irrigation system, and an asphalt driveway.

Lakes: Duane Harley

The Department of Conservation has completed their analysis from the fish evaluation performed on all three lakes. Jason Crites is currently working out a schedule to come out and personally review that data with Duane Harley. These results will come out in one of our future monthly reports.

A lock has been discovered missing from down at the dam boat ramp. A replacement lock has been installed to secure the ramp and new locks will be ordered.

Two of the four buoys have a newly installed "dumb-waiter" anchors design installed with the intent to minimize the opportunity for the buoy to free up due to changing levels in the lake. Thanks goes out to Bob Gustafson for this innovative idea. We are hopeful this could be the long-term solution.

New solar beacons have been ordered for replacement down by the marina. Once installed these will be in the "constant-on" position.

A recent survey down at the marina has shown 6-7 unused boat slips. At this time we are recommending "not adding additional boat slips" until we are in a waitlist condition similar to how we handled the storage shed issue. Anyone who feels they would commit to renting a boat slip should contact the office to be placed on a waitlist so it can be reviewed in the future.

Lastly, we have a wonderful resource with our lakes. However, we have seen floating beer cans, and beer bottles. While we all want us to enjoy this valuable resource, we all have a responsibility to be responsible, follow our boating guidelines and be respectful to others using the lake. Additional information on boating rules and guidelines can be found on our website.

Curb Appeal: Linda Summer

No report

Security: Dave Evelsizer

Please be respectful to the Security Guard if he approaches you. The Guard represents the Board and the community in general as he enforces the rules set forth and accepted by everyone that lives in Lake Forest. A failure to meet well known and published rules does not give anyone the right to use profanity when interacting with the Guard. Be nice.....

There was a report of missing boating equipment at the marina. Please stow your gear and do not give anyone the opportunity to take your equipment.

Hall – Tom Duro

Nothing

Entertainment: Kate Pepin

There are a lot of activities planned for the summer. Check the Facebook entertainment page and the Lake Forest website for upcoming events.

Boatsheds: Bruce Geisler

Nothing

Pool: Kristen Nelke

The pool had a very busy 4th of July. We plan on having another volleyball night Friday July 27th starting at 7pm come on out.

Many people have been asking about WiFi at the pool, Tom and the board are working on this for us.

There have been questions about thunder and lightning closing the pool. The standard used by the National Lightning Safety Institute is 30 minutes once thunder and lightning are within 6 miles.

Technically if you can hear thunder you are within range of a lightning strike. The Board agrees with the national standard and encourages everyone to be safe and follow the lifeguard's instructions.

ATV – John Summer

POST OFFICE WALKING TRAIL parking for it is up by the ball field. It is a 25 minute walk around through the woods. Remember parking at the Post Office is short term (it's only 20 minutes).

TALL PINE TRAIL is marked and ready for use. TALL PINE TRAIL is a dual usage trail. For electric carts it is a loop trail. Watch out for oncoming traffic. For ATV's it has a more adventurous side. Last month we had three large trees get blown down across the trail. The trees have been cleared. Only a culvert and some rock is needed to end it level at Tall Pine Road.

I purchased 2 DANGER LOW WIRES signs for the Campground Trail. We'll get them up shortly to mark where the trail goes under tower guy wires. Both ATV/Golf Cart trails have picnic areas in place for use.

I'll replace the bench on the Campground Trail this month. Please remove any debris with you when you leave. Let's keep our trails clean.

I am reaching out to homeowners for ideas for a fall golf cart/ATV rally/poker run in the fall. Anyone with ideas for a fun way to use our trails please call me at 314 420-2606.

Special thanks go out to Doug Thompson, and John Picou who assisted me with the clearing and removal of three enormous trees that blew down with last month's storm.

ATV'S are not permitted on the ball field at any time!

Any violations of Lake Forest Rules and safety concerns will be handled in a progressive discipline manner, as with any other Lake Forest benefit.

Webmaster – Beth Meier

Greg Stephenson made mention of how great the Lake Forest website is looking and all of the hard work Beth has done on the new site. Go to www.lakeforeststatesmo.com to see for yourself!

Old Business:

A question was asked about salvaging the abandoned property at the Boat Sheds. This is still being evaluated but the plan is to get rid of the junk that has been left at the Boat Sheds.

New Business:

Please make sure the office has your current contact information to include address, phone numbers and email address.

Everyone should be receiving the Board minutes via email.

Motion to Adjourn

Motion to adjourn was made by Harry Davis at 8:27. Second by Bob Palmer. Motion passed with all in favor.