

**Lake Forest Estates**  
**Annual Meeting**  
**April 24, 2023**  
lakeforest63670@gmail.com  
Website: lakeforestestatesmo.com

**Call to order-** Jim Donze 2:05 pm

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

**Determination of Quorum**

**Announcements:**

Jim Donze welcomed everyone to the Lake Forest 2023 Annual meeting and covered the following:

- Review of the Agenda
- Introduction of the Board
- Review of Board Vacancies/Terms
  - There are (2) 3-year term Board seats up for election
  - Jim Donze said those who had not voted were welcome to cast their ballots
- Introduction of Board Candidates – Jim Donze, Dave Evelsizer, Tim Huck, Traci Capps, Ethan Jokerst, Dennis Lea
- Other Nominations – Jim Donze called for other nominations from the floor.
  - None

**Business Session**

**Business session**

**Approval of Minutes-**

- Motion to approve the Annual Minutes 2023 made by Tim Uding. Seconded by Mark Wiegert. Motion passed with all in favor.

**Treasurers Report- Rose Kastrup**

**From Attachment 1:**

**ORDINARY INCOME / EXPENSE**

➤ **FISCAL YEAR 2022-2023 (FEBRUARY 1<sup>ST</sup> 2022 thru JANUARY 31<sup>ST</sup>, 2023)**

TOTAL INCOME	\$490,306.71
TOTAL EXPENSES	<u>\$296,450.77</u>
<b>NET INCOME</b>	<b>\$193,855.94</b>

➤ **FISCAL YEAR 2023-2024 (FEBRUARY 1<sup>ST</sup>, 2023, thru APRIL 28<sup>TH</sup>, 2023)**

TOTAL INCOME	\$241,702.89
TOTAL EXPENSES	<u>\$87,316.88</u>
<b>NET INCOME</b>	<b>\$154,386.01</b>

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

**Community Managers Report: Tom Duro**

Last year was a little slow on projects for Lake Forest. We kept up with all the normal maintenance as usual. All of Lake Forest Equipment is in good working order thanks to John.

The 10 new boat sheds are finally up. We're also making a new parking area that will be ready soon.

We had an easy Winter as far as snow removal which is always a good thing.

The Pickle Ball courts were striped, a net was bought...so enjoy!

Most of the late Fall and Winter we spent helping the water district with the location of shut-off valves and the pit & meter installs.

**Committees:**

**Public Works:** Don Kuehn

Covered in Tom's report.

**Planning and Finance:** Rose Kastrup

See Attachment 1

**ACC:** Tom Duro

There were 7 Applications for permits for everything from sidewalks to houses.

We are in search of someone to fill the vacancy left by Todd Donze. If you want to volunteer on the ACC committee, please see Tom Duro.

### **Lakes:**

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

The code on the locks at the ramps has been changed for 2023. The code is on the back of the 2023 boat registration stickers. Please do not share this code with anyone or post it on any social media platform.

We stocked lakes Marion and Susan with an assortment of fish and stocked bluegill into Anne.

Contrary to the sign at the marina boat ramp, the slot limit for bass remains in force. The limit includes 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 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 in conjunction with the Easter egg hunt and we collected roughly \$839 dollars. Thanks to all who volunteered to help and those who came out in support of our Kids Fishing Day.

June 10th will be the Kids Fishing Derby for kids 15 years old and under and will be held on Lake Susan this year. All are welcomed to come and fish but the Derby is only for those kids 15 years and under.

We have received reports of non-residents fishing in our lakes. As a reminder, non-residents must be accompanied by a resident/property owner at all times while fishing the lakes. This includes family members who don't reside in LFE and contractors working on your property.

With the boating season fast approaching, now is a good time to review all of the lake rules. In the past year we saw several violations of these rules, so a quick reminder of a few of them:

To utilize the lakes, boats and trailers must have and display a current LFE boat sticker, be properly registered with the state and display the boat registration number, current registration tab and motor registration sticker (not applicable to electric trolling motors).

If you are pulling a skier or tube, in addition to the boat operator, there MUST be an observer in the boat and an orange flag displayed. Skiers/tubers are required to wear a life vest.

Additionally, if you are swimming, floating, or operating a non-powered boat (paddleboat, kayak, canoe, etc.) on the main lake portion of Lake Anne, you must stay within 25 feet of the shoreline.

Boats on the lake after dusk are required to have navigation and anchor lights on; and after dark, are restricted to "No Wake" speed.

These rules as well as the remainder of the lake rules are in place to ensure the safety of everyone using our lakes. Please review the lake rules and abide by them.

We held a bass fishing tournament last fall and are planning another for this spring. It will be open to lot owners and their families.

We encourage those with lakeside properties to use fertilizers with a very low middle number (zero is ideal) and not fertilize any areas within 25 feet of their shoreline. We also want to remind homeowners (or their yard services) to not mow in a direction that blows grass clippings or yard waste into the lake. If homeowners take these simple steps, it will help reduce the number and size of algae blooms.

We are still dealing with the otter problem and encourage anyone seeing them on any of our lakes to report this to either Ray or Chuck. Otters are cute but they pose a danger to people and pets as well as causing damage to property and they negatively affect the fish populations in the lakes as well. For the good of the community, they need to be removed.

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

The Flock camera system is working as advertised. We are averaging 5000 hits a month on the camera.

There was a Dealers plate that came up as stolen which was quickly reported to the authorities. This was resolved very quickly.

A resident had her license plate stolen while her car was parked at the O Hwy Commuter Lot. It was replaced with a stolen plate which triggered the Flock camera. Because the resident parked her car inside of her garage immediately after entering Lake Forest, it took the Sheriff's Department a few attempts to resolve this matter.

#### **Rules- Dave Evelsizer**

Dave briefed everyone about the new rule change for the small permits. The cost would be increased to \$100 with a \$100 fee for an extension. There was a lot of discussion from the residents in attendance about the change. Jim Donze polled those in attendance and most people felt that one free extension should be granted if the request was made prior to the expiration of the current permit.

Mr. Jerry Capps said that as a builder he felt like delivering house within the 7-month time frame as called for in the permit was next to impossible with the shortage of materials. Jim Donze agreed with him.

Jim called for motion from the Board to amend the rule change to include a onetime extension provide the request was made prior to the expiration date. Also, to change the time frame to complete a house from 7 months to 9 months.

Motion made by Greg Stephenson to amend the previously presented rule change to include the onetime extension for small permits as described and the 9-month timeframe on a new house permit.

Seconded by Kent Orrick. Motion passed with all in favor.

Jim next called for the residents in attendance, who constituted a quorum with voting authority, to vote to ratify this rule change as called for in the Bylaws. A show of hands was well within the number required to pass the measure.

Motion to approve the new rule for ACC:

**Old wording for small permits:**

Addition to present home permit (nonrefundable).... 50.00  
Boat slip, house, or lake wall permit (nonrefundable) 50.00  
Boat slip, roof, gazebo, driveway, sidewalk, patio, deck 50.00 or porch (nonrefundable)  
Permit expiration date for new home construction is 7 months. Driveway, sidewalks and patios, 2 months; boat slip, house, lake wall or home addition is 3 months.

**New wording for small permits:**

Addition to present home permit (nonrefundable).... ..\$100.00  
Boat slip, house, or lake wall permit (nonrefundable) ..\$100.00  
Boat slip, roof, gazebo, driveway, sidewalk, patio, deck ....\$100.00 or porch (nonrefundable)  
Permit expiration date for new home construction is 9 months.

Driveway, sidewalks and patios, 2 months; boat slip, house, lake wall or home addition is 3 months. One free 2 month or 3-month extension, as applicable, may be requested PRIOR to permit expiration. Non-completion of the project by the permit end date, original or extension, will result in a \$100.00 fine, payable in 15 days. Non-payment in 15 days shall cause the fine to double to \$200.00, payable by the 30th day after permit expiration. Non-payment of the \$200.00 fine by 30th day shall cause the fine to double again to \$400.00. Non-payment of the \$400 fine, within 45 total days from the permit expiration date, shall cause action to be taken by the LFE Board including privilege forfeiture and/or liens against the property in question.

Jim Donze next told everyone that there was a mix up in the Fiscal Year for accounting purposes for Lake Forest. Some time ago the Fiscal Year started being represented as starting 1 February. The Bylaws have the Fiscal Year as starting 1 March of every year. Since Lake Forest accounting has been using the 1 February date for years and since no official record can be found of this date change the Board voted during a regular monthly meeting to officially change the date from 1 March to 1 February. This change by the Board requires ratification by the residents at the Annual Meeting.

Jim called for a show of hands who was in favor of changing the Fiscal Year from 1 March to 1 February. A show of hands was counted and was well within the number required to pass this measure.

**Entertainment-** Linsey Winkler

There have been a lot of fun activities over the past year like concerts on the courts, Kids Christmas Party, Valentine's Day party, Easter Egg Hunt.

We have the Cornhole Tournament coming up on 20 May 2023 so get signed up.

Summer Concerts are being planned for the courts and there will be food trucks there! Aptitude Internet will be having a party for Lake Forest Residents on 25 June on the courts so save the date.

Thank you to Sue Alexander for her time as Chair of the Entertainment Committee!

**Boat Sheds –** Dan Kastrup

New units are finished and occupied. Taxes and insurance went out to the new owners.

**Pool –** Tom Duro

We have hired 6 lifeguards we need 2 more if you know of anyone. Working on cleaning the pool this coming week. Pool will be open Memorial Day Weekend.

**Hall –** Tom Duro

The Hall is getting rented on a regular.

A resident asked about a bar being placed in the Hall. There are no changes being planned to the Hall at this time.

**Curb Appeal –** Tom Duro

Tom thanked Mike Abts, John Heitkamp and Nancy Brown for keeping the marina flower beds looking good. If you would like to take care of one of the flower beds in Lake Forest let Tom know.

**ATV Committee-** Greg Stephenson

The ball field trails have many ruts that need repair. Greg will talk to Tom about delivering some dirt and gravel out to the fields.

A resident asked if ATV's would please slow down when people are walking out on the trails. Be a good neighbor and give people walking some space please.

**Website-** Rhonda

The website has a lot of useful resources for the community. If you have photos and entertainment events, please send those to the office.

## Other Business

Rule changes were handled earlier under the Rules Committee report. No further action required here.

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

A resident said that house numbers not clearly visible. If you are expecting First Responders to easily find your house, please consider how visible your house number is from the street. You can order blue or green house number signs from the Ste. Genevieve Ambulance District for a nominal charge.

Fire tags are up for renewal please make sure you are paid up. This includes any lot that you may own as well.

A resident asked that people please pick up after their dogs and do not leave their droppings.

A question was asked about the dredging and when it will happen? The Lake will be down for a while during the Clean Water Districts sewer plant upgrade. Lake Forest will look at doing the dredging during that time. Once the engineering is completed for the sewer pipes in the lake, we will know more about what is needed and where.

## Election Results

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

Jim Donze 131  
Dave Evelsizer 81  
Tim Huck 39  
Ethan Jokerst 46  
Dennis Lea 91

Jim Donze congratulated Dennis Lea and thanked Dave Evelsizer for his years of service to the community.

**Adjournment** – Motion to adjourn was made by Greg Stephenson. Seconded by Kent Orrick. Motion passed with all in favor.

## Attachment 1

**LAKE FOREST ESTATES  
ANNUAL MEETING  
APRIL 30<sup>th</sup>, 2023 2:00 PM  
LFE COMMUNITY CENTER HALL  
TREASURE’S REPORT**

### ORDINARY INCOME / EXPENSE

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### PLANNING / FINANCE REPORT

### CURRENT ACCOUNTS / CERTIFICATE OF DEPOSITS (thru APRIL 28<sup>th</sup>, 2023)

➤ **CASH:**

3 Money Market Accounts + 1 Regular Checking Account  
+ Undeposited Funds \$ 702,217.61

➤ **CERTIFICATE OF DEPOSITS:**

2 CDS \$ 230,854.27

**TOTAL CASH/CDS** **\$ 933,071.88**

➤ **OTHER CD: (Boat Shed Ddct.)** \$ 10,000.00  
**\$ 943,071.88**

➤ **ACCOUNTS RECEIVABLE -** **\$ 157,842.50**

\$88,746.42 outstanding assessments  
\$69,096.08 CWD Contract Labor (T.D. + phone)  
– to be repaid upon CWD being fully funded by USDA

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**TOTAL CURRENT ASSETS -****\$ 1,100,914.38**

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**➤ FIXED ASSETS -****\$ 217,149.19**

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\* Scheduled audit of all accounts prior to next board meeting, May 11<sup>th</sup>, 2023.

**ASSESSMENTS:**

The current assessment for this year will stay the same, \$1250.00 for homeowners and \$625.00 for lot owners.

It was mentioned in prior meetings that Planning and Finance will be considering capital improvements such as road resurfacing, which are expensive and require Lake Forest to have healthy reserves to cover.

**FUTURE CAPITAL IMPROVEMENT PROJECTED EXPENSES PLAN:**

- **COMMUNITY CENTER ROOF (2023)- \$10,000.00 GF**  
Community Center Roof was an estimated cost of \$65,000.00, most of the community center roof will be covered by insurance. Instead of costing Lake Forest \$65,000 it looks like the cost will be around \$10,000. There will be misc. work that needs to be performed like soffits, etc.
- **POOL UPGRADES (2024) - \$ 75,000.00 GF or CD**
- **BOAT SLIPS (2024) - \$120,000.00 GF or CD**

Note: Both CDs mature within the next 18 months. \$110,000.00 8/2023, 120,000.00 9/2024.

- **HALL IMPROVEMENTS (?) - \$0.00**  
Fund raising and Donations -Upgrades to be determined later.
- **DREDGING AND ROAD REPAIRS ESTIMATED EXPENSES (2024-2027)- \$750,000.00 MM CEA**
  - Dredging- **\$250,000.00**
  - Road Repairs / Resurfacing- **\$500,000.00**

In March 2023, the Board approved the opening of an additional Money Market Account designated for Future Capital Improvement Expenses starting with a deposit of \$250,000.00 taken from the LFE General Fund. Current interest rate of 3%.

Goal: Future deposits to the Capital Expense money market account Bi-annually or annually to save for these expenses as needed. \$100,000.00 annually \*five

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