

Lake Forest Estates
Board of Directors Meeting
April 11th, 2019

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May 9th, 2019 Next Board Meeting

Call to order 7:00 pm

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

Announcements:

None.

Open Forum:

A question was asked about voting on the sewer plant at the Annual Meeting and if our Assessment would change. Also, a question regarding the current water rates. The Board answered that as per the timeline provided to the Missouri DNR the first steps are the creation of the Sewer District which is underway. The voting on the Sewer Plant will take place at a later date. There will be ballots mailed to each homeowner with all of the information. Bob Palmer answered that a \$300 reduction in the annual assessment was a general ball park number but that is still not firm yet. In terms of current water rates no one is paying for water in Lake Forest. We do have an annual expense for both water and sewer that is part of the Lake Forest budget.

There was discussion about the cost of the sewer project which is estimated to be around \$5,000,000. This is an estimate by Waters Engineering and there are a lot of parts to this which could be done by multiple contractors. We will not have a firm number until this goes out for bids and the selection process has ran its course. The final cost could be higher or it could be lower. Keep in mind that this estimate not only covers the sewer plant, but it also covers line replacement in the lakes, dredging and other aspects to ensure that a 45+ year old infrastructure is properly addressed and, in the condition to provide service to the community.

A resident voiced concern that the issue with the sewer system was not disclosed to those residents that are purchasing real estate in the neighborhood. Also, additional concerns were voiced as to why houses were continued to being built with a sewer system that did not meet DNR standards. All matters related to the Sewer System are captured in the Lake Forest Board of Directors minutes. Those minutes are posted on the Lake Forest website which are accessible to the public. Entries related to the sewer plant go back prior to 2006 where problems with the sewer plant are mentioned. Any time someone

considers buying a new home, it is the buyer's responsibility to research the subdivision they are moving to. They should understand the costs, rules, regulations, etc. before putting a contract on the home. If a person contacts the office and indicates an interest in purchasing at Lake Forest, we will certainly provide all the information we have concerning every aspect of living here. The buyer can then make an informed decision as to whether or not they want to purchase a home.

Business session

Approval of Minutes-

The video from the DNR meeting at last month's Board meeting was not able to be posted to the website but will be made available to residents later.

- Motion to approve the March minutes made by Greg Stephenson. Second by Dave Evelsizer. Motion passed with all in favor.

Treasurers Report- Bob Palmer

As of March 31st, we had \$347,131 in our checking accounts and \$338,122 in certificates of deposit. Our loan balance was \$256,147.

Income for fiscal year beginning February 1st was \$319,074 while expenses for the period totaled \$39,022, resulting in net income of \$280,052.

Motion to approve the Treasures report by Mark W. Second by Dave Evelsizer. Motion passed with all in favor.

Community Managers Report: Tom Duro

Water Usage – Well #1 pumped 724,000 gallons and Well #2 pumped 798,000 gallons for a total of 1,522,500 gallons. Well #2 needs a 3 inch shutoff valve repaired in the near future.

Lagoons – Everything at the lagoon area is working properly.

Maintenance – We replaced 3 of the metal sewer risers and lids. The concrete originals were rotting out. We have 7 more to replace. We also found several sources of rain water getting in tall pine sewer pipes that need repair. The leaves got dry enough to burn in several ditches. The blocked culvert pipes under driveways are still homeowner responsibility. The short retaining wall at the bridge is complete except for a little seed and straw. The beach got cleaned up but still have to do the dam. Working on sealing cracks in the roads. We have 4+ days doing that. Also started mowing grass. Also, I have spent many hours trying to locate water shut-off valves for homeowners. Remember, it's not my emergency!

The following bills were voted on to be paid:

StarFire Fireworks \$4200

Motion to approve by Bob Palmer. Second by Dave Evelsizer. Motion passed with all in favor.

Committees:

Public Works: Don Kuehn

Don thanked Tom and John for the great job they did on the Marina Bridge wing.

Planning and Finance: Bob Palmer

No Report

ACC: Todd Donze

There are four Seawalls left to complete which consist mostly of yard work.

Lakes: Duane Harley

The fish order for the two smaller lakes this year is in with Nick's Country Fish Farm. While I do not yet have the exact delivery date they did feel that it would be sometime in April. I will follow up next week if I do not hear back.

I received the two 8" diameter orange guidance channel buoy "balls" to help guide boaters out of the marina towards the deepest part of the channel due to shallow areas. These will be installed with the normal buoys before Memorial Day Weekend and possibly sooner weather permitting.

The plan is to hydro blast the 4-buoys and apply a rubber coating on the bottom half of the buoy in an effort to extend their useful life. We expect to perform the work within the next 1-2 months prior to installation. I will work with Tom Duro to get the buoys from the storage shed area.

The June 1st Fishing Event Day planning is in full swing and most if not all the awards and prizes have been purchased. Again, a big thank you to all the Lake Forest Residents who made this year's event possible. Your generosity is going to make this a really special event again this year. We understand we will again have the Department of Conservation represented at the event. More to come on this event in the May update.

The cables at the boat ramps have been re-taped and secured.

We are missing the large "Fishing Regulations" sign at the boat ramp down by the marina. So, it was either blown away by high winds or vandalized, not sure which. Regardless the question is do we want to replace the sign or not and if so who has the responsibility to replace the sign?

The replacement signs for both Lake Susan and Lake Marian have been ordered per a request by The Board. We will install them upon receipt.

Lastly, at the end of 2019 I plan to step down as the Lead for the Lakes Committee after 6 consecutive years of serving in that role. I feel it is time for new leadership and new ideas and it is a great opportunity for others to serve our community. John Summers has volunteered to lead the Lakes Committee pending Board approval unless there are others who may have an interest in serving. You may want to bring this up at the annual meeting. I am confident John would do an excellent job filling that role. I have truly enjoyed serving in this capacity and hopefully have fulfilled the responsibilities to The Board's expectations.

Curb Appeal: Linda Summer

Curb Appeal is on the job, cleaning up the common area beds and picking up debris from winter. I will be recruiting team volunteers at the annual meeting on April 28th and I would like to encourage parents/grandparents of kids who need service hours or have an interest in gardening to contact me at (314) 609-1120. Our next big project will be weeding the big beds at the pavilion parking area; anyone interested in helping for a few hours during a weekday, please call or text me! Many thanks to Diana Grass and Alice Janish for their donations of flowering bulbs and seeds; their contributions have made this a beautiful spring.

Security: Dave Evelsizer

No Report

Hall – Tom Duro

Hall has been staying booked up and things are running smooth.

Entertainment: Sue Alexander

The Committee is in the process of arranging bands for the summer concert series.

June - Abbey Road Warriors confirmed

July - tbd

August - Back Street Cruisers confirmed

We will have fundraisers to cover band costs above the \$400 budget allocation.

Thanks to Stephanie Evelsizer for helping with the Easter Egg Hunt setup. We are expecting a good turnout. The Committee will be working on other upcoming events.

Greg Stephenson mentioned that he has Pickleball gear that he is willing to loan out. It's a portable net and paddles and balls for 4 players. Call Greg at 618-593-5353.

Boatsheds: Bruce Giesler

Please do not joy ride ATV's in the boat shed area. No one should be in the boatsheds unless they have business. The ATV Committee has done a great job getting the Tall Pines trail and the Camp Road trail in good shape to use for riding.

Pool: Vacant (If you are interested in Chairing the Pool Committee please contact the office.)

Tom is ordering bulk chemicals which saves the community money.

Board pre-approved buying chemicals. Motion by Bob Palmer to pre-approve the purchase. Second by Mark Wiegert. Motion passed with all in favor.

ATV – John Summer

We will be having a spring ATV trail day on May 18th at 8:30 AM. Volunteers are needed for 4 TO 5 HOURS to help improve our trails. WE NEED VOLUNTEERS!!

Due to the very heavy rains it is not recommended that anyone use the trails. They need to dry out so we can improve them.

We will be cleaning up the Tall Pine Trail. The ATV area will be cleared of low-lying stumps and four unnecessary trees. The entrance and exit areas will also be improved with some rock. **If anyone has a patio umbrella** or two, they would like to donate we will be placing them at the picnic table areas of both trails.

Campground Trail will be getting a mulch application in the low areas. There is a fallen tree across the trail that will be removed. **Anyone needing firewood** to split and use, we have trees for you on both trails. See me, or Tom Duro to schedule cleaning up some wood.

I will be developing a new walking trail to the **OLD SCHOOLHOUSE** later in the year. Access to it will be at the Tall Pine Trailhead. Look for the new signs. It will be a **walking trail only**.

Don't forget to get a sticker for your personal ATV/CART. Make sure you have a flag installed to 7 feet high on your vehicle so that automobile drivers can see you! Let's make sure 2019 is a **SAFE** year.

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. Let someone know if you see dangerous behavior. Or better yet, call the Sheriff.

Webmaster – Beth Meier

No Report

Old Business:

John Summers asked about the paint striper that he looked into and mentioned that he's willing to help along with Wayne Basler striping the roads. The striper can also be used to stripe the All-Purpose Court for things like Pickle Ball and other games.

Mark Basler motioned to approve the purchase not to exceed \$1000. Second by Dave Evelsizer. Motion passed with all in favor.

Also, John mentioned that the Lake Committee is looking for an old pontoon boat to deploy the buoys etc. Duane and John have been using their personal boats which are very new.

New Business:

None

Motion to Adjourn

Motion to adjourn by Dave Evelsizer. Second by Bob Palmer. Motion passed with all in favor.