

Lake Forrest Estates
Board of Directors Meeting

May 11, 2017

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June 8, 2017 Next Board Meeting

Meeting was called to order by Bob Palmer @ 7:01 p.m.

Jim Donze, Bob Palmer, Dave Evelsizer, Greg Stephenson, Ann Davis and Cindy McCune were in attendance.

Announcements

A resident made mention of trash bins being left at the curbs or in driveways. Please note page 5 of the green book Sanitation Rules states: All trash containers must be kept inside except for trash pick-up days.

The Consumer Confidence Report for the Lake Forest Estates water system is now available for review at www.dnr.mo.gov/ccr/MO4036146.pdf , posted in the Lake Forest Post Office and community center or upon request in the office.

Boats and boat trailers need to be parked behind boat sheds along with utility trailers according to Rules and Regulations.

Open Forum:

A resident brought two concerns:

- First concern in regards to the untimely release of current board meeting minutes.
 - We are aware and apologize for any delays. The board members are all volunteers and at times others factors may influence how quickly some of this can get accomplished.
 - We are also in the process of making some adjustments and hope that we will be able to improve in this.
- The second concern is in regards to what was felt to be inconsistency in the ACC building permit process and requirements.
 - Bob Palmer responded – we have discussed these issues and are working in that regard on improving communication. We will consult with our attorney regarding possible inconsistencies with the Rules & Regulations and the Covenants and Restrictions.

- No building project etc. should begin without a building permit. We are attempting to simplify some of this by giving Tom Duro more responsibilities regarding some of the permit requests. Please stop by the office and see Mary or Tom for more information. You can easily access the ACC building permit packet on our website. (see header above)
- In response to fines – as per the Rule & Regulations pg. 21: Fines and suspensions may be levied by the Board of Directors against a Member/owner or associate member for any violation of any rule, regulation, or restriction set forth in this booklet. (green book)

A resident asked if we are thinking about dredging of the lake because it is getting shallow in some areas.

- Don Kuehn responded – that we do not have a specific time frame right now. Due to locating and mapping of the sewer lines etc. we cannot simply go in and dredge. It will also be quite costly and the plan is for it to be included in future projects and expenditures perhaps in conjunction with the water treatment facility.

A resident asked if we have minimum depths set up.

- At this time, we do not.

Greg Stephenson and Jim Donze spoke with Cole, regarding problems with Aptitude internet service. Cole said anyone with issues should him, he is willing to come take a look at their house and see what he can do to address the issue. Per a resident, Aptitude is currently working on some improvements, doing a Beta test and improving speed.

Business Session

Approval of Minutes:

- Motion to approve the April Annual Board Meeting minutes was made by Dave Evelsizer. Seconded by Ann Davis. Motion passed with all in favor.

Treasurers Report: Bob Palmer

As of April 30th, we have \$340,657 in our checking accounts and \$335,000 in certificates of deposit. Our current loan balance is \$467,029.

Total income from February 1st through April 30th is \$326,623 and expenses total \$54,637. This results in net income of \$271,986. We have collected a large portion of our

assessments for the year. With summer coming, our expenses will be increasing substantially. This will decrease our net income throughout the year.

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

Community Managers Report: Tom Duro

Water – Well #1 pumped 795,000 gallons, well #2 pumped 799,800 gallons for a total of 1,594,800 gallons. Maintenance chlorination started the 1st of May.

Lagoon – All good. Excess water in open cells from the rain.

Maintenance – Cutting grass killing weeds, cleaning up flood debris at marina and dam. Checked on transmission prices for green Ford Truck; D& S \$1400 - \$1600 , Transmissions to Go \$1600 - \$1800 depending on damage that's rebuilt and install, Speed \$2200 - \$3000. Working on pool still. Need a couple of hoses for inside filters. They will be in first of next week, the 15th. Addressed solicitors by phone contact. Situation should be resolved.

- Motion to fix transmission on green truck made by Dave Evelsizer. Seconded by Greg Stephenson. Motion passed with all in favor.
- \$17,640.00 bill to Bazan Co. for pool sand blasting and painting.
 - Motion to pay Bazan was made by Greg Stephenson and seconded by Ann Davis. Motion passed with all in favor.
- \$1,128.49 bill to Ragsdale Co. for sand and pool chemicals.
 - Motion to pay Ragsdale was made by Ann Davis and seconded by Dave Evelsizer. Motion passed with all in favor.

Committees:

Public Works/Road/Water/Sewer/Lagoon: Don Kuehn

None

Planning and Finance: Bob Palmer

None

Architectural Control Committee: Todd Donze (Tom Duro reporting)

Issued 5 permits through the month of April and first week of May. They were for concrete steps, retaining walls and such as that.

Lakes: Duane Harley

As communicated, both boat ramps were secured and posted on May 6, 2017 with combination word locks. All stickered boat owners were communicated with prior to installation of the locks. The initial word locks have been found to be hard to operate by some folks and unreliable due to removable dials on the lock. One lock was also found damaged and removed. We have since removed the locks and simply placed a connector link on the security cables so folks can access the boat ramps until the new replacement locks come in. The new locks are of a much higher grade (no removable dials) and higher security. Prior to re-installing the replacement locks all stickered boat owners will be re-contacted with the new (number combination). The locks will be a vertical 4-number design and very easy to operate. That combination code will be effective for the remainder of 2017 and changed next year when new stickers are issued. Just to reinforce this measure is to ensure safe boating and fishing is available to Lake Forest residents only through your annual assessment fees.

We have favorable feedback by most folks who have felt there has been unauthorized access to the lakes for years. They are very appreciative that The Board is now taking some action. Since all ramps have been clearly posted any person/persons accessing the lake without the proper boat/trailer stickers is in essence in violation of Trespassing.

With the boating season now being back it may be a good idea for us to re-issue the boating regulations for new boat owners and families that may be new to Lake Forest. A few boats have already been noticed going in the wrong direction on the lake and as access increases this could pose a safety concern.

Just a reminder that the Youth Fishing Derby is scheduled for June 17th down at the marina. We plan to fish from 9:30am to noon followed by a cookout. Kids should plan on bringing their fishing rods. Bait will be provided by the Lakes Committee. We will try to have a few fishing rods on hand for those who may not have a fishing rod. Release/waiver forms must be signed by the parent/guardian prior to allowing the child to participate. Forms will be available at the marina. Kids are welcome to register at 9:00am prior to the derby down at the marina. In the event you do plan to have children/grandchildren participate we would appreciate a courtesy call at 573-483-9434 so we can obtain an estimated headcount for the cookout. Also, anyone willing to volunteer can also call: 573-483-9434 and leave your name and number.

All buoys have been re-installed from the recent flooding. We are also periodically checking the lake for floating debris and trees. Boaters should remain aware that these hazards do exist out on the lake.

- Boats are to go in a counter clockwise manner on the lake (see boating rules & regulations)

Security: Dave Evelsizer

- It was noted that Erie Construction has been in the community doing some work and may have been soliciting. Tom Duro addressed this with the company and it has been taken care of. They are now aware (did not see the sign) that we do not allow soliciting.

- As a reminder, there is NO door to door solicitation allowed in LFE. Please call Tom or the county Sherriff if you have any such issues.
- The Security Guard will start Memorial Weekend running a random alternating schedule based on need etc.

Hall:

- We are still looking for someone to clean the hall. If you, or someone you know is interested, please see Tom or Mary.
- Tom and Mary will take be taking care of reserving the hall etc.
- If you use the hall, please leave it like you found it.

Entertainment: Kate Pepin

The Fourth of July fireworks display will be July 1 with a rainout date of July 2.

Pool: Kristen Nelke

- The pool will be opening on May 27th, pool hours are from 8 am-9 pm Mon-Sat and 10 am-9 pm on Sundays
- If you are interested in swim lessons, please contact Kristen Nelke 314-494-2160 or email her at stephenske3@gmail.com
- Water aerobics will be on Tuesdays and Thursdays, times will be determined when we get closer to opening.

Curb Appeal: Cindy McCune

- Work continues at the marina areas, mulching is in progress.
- We are planning a very large project at the entrance to LFE for the fall and will be in need of a great deal of assistance. Dates to follow.
- Please help keep our Marina and surrounding parking lots and other areas clean & safe by cleaning up and refraining from leaving trash & other debris including glass bottles. Be mindful of fishing hooks and other fishing supplies.
- We are looking for one or two individuals who would be interested in simply maintaining two small beds. This involves just taking a look every week or two and pulling a few weeds as needed. If interested please give me a call 314-757-8260 or email cweb722@hotmail.com.

Boatsheds:

If you are interested in a boatshed, please see Mary or Tom in the office. A new list has been started.

Old Business:

Please be considerate of your fellow residents when walking your dog(s). Obey leash laws and dispose of excrement in proper places. Carry your own bags with you.

New Business:

Parking at the post office is for brief parking (20 min) for people using the post office. If you need to leave your vehicle for a longer period of time, please use the parking lot at the community center.

Motion to Adjourn:

Dave Evelsizer made a motion to adjourn the meeting, it was seconded by Ann Davis. The meeting was adjourned at 7:59 pm.