

**Lake Forest Estates**  
**Annual Meeting**  
**April 30th, 2017**  
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Website: lakeforestestatesmo.com

**Call to order-** Jim Donze 2:04 pm

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

**Determination of Quorum**

**Announcements:**

- Review of Agenda
- Introduction of the Board
- Review of Board Vacancies/Terms
- Introduction of Board Candidates – Jim Donze, Cindy McCune, Dave Evelsizer and Dave Schrick.
- Other Nominations – No other nominations from the floor. Greg Stephenson motioned to cease the nominations, seconded by Harry Davis. Motion passed with all in favor.

**Business Session**

**Business session**

**Approval of Minutes-**

- Motion to approve the Annual Minutes 2016 made by Cindy McCune, seconded by Harry Davis. Motion passed with all in favor.

**Treasurers Report-** Bob Palmer

As of January 31<sup>st</sup>, we had \$93,084 in our checking accounts and \$335,000 in certificates of deposit. Our outstanding loan balance was \$492,203.

Our fiscal year ends on January 31<sup>st</sup>. Total income for the year was \$434,404. Our total expenses were \$349,837, leaving a surplus of \$83,567. This does not take into account the principal reductions on our loan, which totaled \$99,193. Therefore, our cash reserves actually decreased by \$15,626. This trend will likely continue as our expenses continue to rise and our income is relatively fixed.

Motion to approve the treasurer's report was made by Harry Davis and seconded by Cindy McCune. Motion passed with all in favor.

### **Community Managers Report:**

Water – Both wells pumped 20,908,100 gallons of water in 2016. In 2015 they pumped 19,964, 000 gallons and in 2014 22,500,000. Both wells in good order.

Lagoon – Both blowers running. Both in good shape.

Maintenance – Early 2016 was repairing sewer lines and raising manholes. Still work to be done on a few. We did spend a lot of time clearing tree limbs and brush infringing on road sides and line of sight. Looking better. The Board purchased a 2011 GMC Dump Truck with salt spreader and Boss Snow Plow. Truck was \$23,000, equipment was \$7,000 and we sold our old GMC dump truck for \$6,000. Truck and equipment were much needed and greatly appreciated. We repaired 3 water leaks last year. One major repair required the removal of part of a driveway and replacement after repair. Over the summer John and I sawcut and dugout several areas of corrupt asphalt areas that were repaired by Vern Bauman Contracting in November. 4 patches, 3 sections of 2" overlay, 1 speed bump on Cedar Circle and replaced a rusted out culvert pipe on Lakewood Dr. for a total of \$28,304.60.

New and Ongoing Project – This year upgraded road signs, rip rap more road sides and possibly more asphalt repairs.

The Board thanked Tom Duro and John Piccou for the great job they had done over the past year. Tom and John both received a round of applause from those present.

Motion was made to accept the Community Managers report by Greg Stephenson, seconded by Harry Davis Motion passed with all in favor.

### **Committees:**

**Public Works:** Don Kuehn

Don mentioned that the Public Works report was covered in Tom's Community Manager's report. Don thanked Tom and John for doing a great job with snow removal over the past winter. Tom and John both received another round of applause from those present.

### **Planning and Finance:**

No Report

**ACC:** Todd Donze

No report

**Lakes:** Dwayne Harley

As previously communicated the Youth Fishing Derby Day is set for June 17<sup>th</sup> down at the marina from 9:30 until noon. Following the tournament we plan to have a cookout for the kids with hot dogs/chips, soda and a treat. We will require that liability waiver form be signed by the children's guardian prior to allowing them to participate. Fishing will be from the banks but young children will be encouraged to wear a life vest. A limited number will be available for use. Please bring your own fishing pole. Bait and a good time will be furnished. There is no age restriction and we are hopeful for a great turn out to introduce our youth to the great sport of fishing. John Summers has done a commendable job identifying a few sponsors for the tournament. Thanks to John for his dedication to this effort. More information will be provided at the next board meeting.

Those of you wishing the lake would fill back up have been granted your wish and then some. On a more serious note, we know the flooding will create a lot of debris to be cleaned up once the water goes back down. This is a great time for the neighborhood to work together as a community and help each other out. We live in fantastic neighborhood and a little water is not going to change that.

As soon as the waters return to normal, security cables will be installed at the boat ramps with the code going out to all sticker owners for access purposes. This measure is truly intended to protect the lakes from unauthorized access. Authorized access is only for residents and lot owners with a valid Lake Forest sticker which indicates them as a resident with insurance. Authorized access to the lakes is not extended to relatives of lot owners and residents. Lake activity has increased over the past few years and we want everyone to have a safe and enjoyable time on the water.

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

There was a new HD Camera System installed at the boat shed which gives better service and coverage. It gives us the ability to monitor remotely via the internet as well. The Security Guard is scheduled to start Memorial Day weekend for summer duty.

#### **Entertainment: Kate Pepin**

A big thanks to Dave & Carol Schrick for helping with all activities throughout the year, without them the events just wouldn't have been the same.

There were many others who took care of specific events; Carol Shelton-Annual Garage Sale, Heather Huffstetter-Oktoberfest, Karen Heitkamp-Kid's Christmas Party, Ed & Jackie Korczak-Valentine's Social, and Stephanie Evelsizer-Easter Egg Hunt. They did a fantastic job!

There were also many neighbors who helped set up the events and then clean-up of each of the events. They all dropped everything they were doing to come help out, a big thanks to all!

We hope to see more of your smiling faces at future events.

#### **Boat Sheds – Bruce Geisler**

There is a new list in the office for those wishing to purchase a new boat shed. There have been some residents who expressed interested but then purchased a boat shed from another resident. If you would like to purchase a new shed please get on the list in the office. The Boat Shed Committee needs to know if there is enough interested in purchasing a shed or not.

Also there will a new parking area established for large campers. The area has been identified and that should be completed in the near future. This will help those with large campers to park and store those.

Bruce thanked Tom and John for all the work around the Boat Sheds and how great it was looking. Wayne Basler was also thanked for helping identify abandoned property and getting trailers marked with lot numbers.

### **Pool – Kristen Nelke**

The pool will be opening up on Memorial Day weekend. The pool has been sandblasted and painted and is getting ready to be put back into service. Tom is rebuilding the pump which is saving the community a lot of money. Nicole Upchurch will be the head Lifeguard. There will be a lot of the same lifeguards back on staff this year as last year.

The Board thanked Kristen for doing a great job running the pool.

### **Hall – Toni Stephenson**

Jim Donze announced that Toni will no longer be able to Chair the Hall Committee. If you are interested in chairing that committee please email [theboard@lakeforeststatesmo.com](mailto:theboard@lakeforeststatesmo.com)

The Board thanks Toni for volunteering and her efforts with the Hall.

### **Curb Appeal – Cindy McCune**

Volunteers are always needed and much appreciated to continue the work on the landscaped areas. If you would like to volunteer please contact Cindy @ 314-757-8620 or Toni Stephenson @ 618-558-1206.

## **Other Business**

### **Sewer Plant update -**

Jim Donze briefed everyone on the current status of the sewer plant upgrade. With new Administrations at both the State and Federal levels another trip to Jefferson City is being planned to meet with DNR officials. The hope is that the requirements may be relaxed in Lake Forests' favor.

Jim also said that the creek that the clean water discharges into has been removed from the impacted list as well. There is no significant change to brief at this time.

Bob Palmer provided additional comments concerning rumors that Lake Forest may turn over the sewer system to a private company. Bob stated that there is no truth to this rumor or the prices that have circulated. There was an offer extended to present a solution before the Board. The Board agreed to listen to the proposal as a way gather insight on what other communities are doing and learn as much as possible. A lot was learned since this individual has a connection to Lake Saint Louis who has the same sewer architecture as Lake Forest. Bob went on to explain that ultimately whatever the final solution turns out to be, it will need to be presented to the community for approval.

There was also discussion about using GPS to locate and map all of the sewer lines under the lake. This is underway and being accomplished by Tom Hilbert. This will be multiyear project to get finished up. We do have drawings of the pipes but they are not as accurate as GPS will be.

Jim Donze briefed that the culvert pipe on Tall Pines will be changed out soon due to rust.

Jim also briefed that the Green book is being updated to include changes that have been voted on by both the Board and the Community. Cindy McCune is making those changes so the book can be reprinted. No changes were voted on at this Annual Meeting.

## **Open Forum**

A resident asked about removing the large logs that are on lake front property from the storm. Duane Harley said the Lake Committee would try and help anyone who needs help. Contact Duane if you are needing help.

Jim Donze, Bob Palmer and Tom Duro attended a meeting with FEMA regarding the flood maps. New maps of Lake Anne are expected to be released by next spring with will show a more reasonable flood level.

Tom Nelke told everyone that the Fire Department is now rated at a 7 verses a 9 which may be more favorable for your homeowners insurance.

Jim Donze reminded all residents to shut off their water when leaving your house for extended periods of time. There have been 3 houses in Lake Forest that have suffered extreme damage from water damage. The Board received an email during the Super Bowl that water was pouring out of a house. Jim Donze and Harry Davis responded and turned off the water to the house. That house is a total loss due to the water damage. Remember to shut off your water if you will be away for extended periods of time.

A resident asked if paved or concrete driveways were a requirement in Lake Forest. The Board will be checking the Green book on that but it is not a current requirement.

There was discussion about opening the valve on Lake Anne prior to big rains. Jim Donze explained that while it's possible to lower the lake it's impossible to gauge how much to lower the lake. The valve was opened on the big lake during the last heavy rainfall.

A resident asked the Board to put a sign up warning about the speed bump on Cedar Circle. There was also a comment about the second page of the building permit application not being correct. Greg Stephenson said that he would check the website to make sure it was correct.

Bob Bach briefed the Lake Forest Disaster Response Team. This is a small group of people that work together to provide coverage within Lake Forest only. The Team is not connected with any outside groups, fire departments or ambulance service. The Team's mission is to provide coverage for Lake Forest during a disaster such as a Tornado, ice storm, and other emergencies where a delayed response to Lake Forest may happen. The Team would provide assistance to residents until emergency crews could arrive. The recent tornado that happened in Perryville serves as a reminder that natural disasters do happen. If you are interested in helping out contact Bob Bach or the Office.

Bob Bach also briefed that reflective house number signs that are available through the ambulance district for a nominal fee. These enable first responders to easily identify your house in an emergency.

### **Election Results –**

Jim Donze, Dave Evelsizer and Cindy McCune were re-elected to the Board. Thank you to Marvin Gray for being the Committee Chair for the elections again!

Jim Donze thanked Dave Schrick for running for the Board and his continued involvement with the Entertainment Committee.

**Adjournment** – Motion to adjourn was made by Cindy McCune at 4:03, seconded by Anne Davis. Motion passed with all in favor.

### **Executive Board Action**

The Board met in Executive Session after the Annual meeting for the election of Officers. The following elections took place: Jim Donze Board President, Harry Davis Board Vice-President, Bob Palmer Treasurer and Cindy McCune Board Secretary.