

**Lake Forrest Estates**  
**Board of Directors Meeting**

**July 13, 2017**

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**August 10, 2017 Next Board Meeting**

Meeting was called to order by Jim Donze @ 7:02 p.m.

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

**Announcements**

Air Evac has asked to come to our community to explain/offer their services to any residents of our community. We will arrange a time for them to set up at the Community Center for any interested residents to obtain information on this service.

**Open Forum:**

Recently there have been several boats on the lake without stickers or with outdated stickers. Please get your boat stickers, see Mary in the office.

Please follow the rules regarding the required orange flag and spotters when towing tubers, skiers etc. behind your boat.

The boating rules and regulations are easily accessible on the Lake Forest Web Site.

**Business Session**

**Approval of Minutes:**

- Motion to approve the May & June minutes was made by Greg Stephenson. Seconded by Anne Davis. Motion passed with all in favor.

**Treasurers Report:** Bob Palmer

- Income for our fiscal year beginning February 1st was \$356,201 while expenses for the same period were \$125,828, resulting in net income of \$230,373 for the period.
- As of June 30th, we had \$278,130 in our checking accounts and \$335,000 in certificates of deposit. Our outstanding loan balance is \$441,340.
- Motion to approve the treasurer's report was made by Cindy McCune. Seconded by Dave Evelsizer. Motion passed with all in favor.

**Community Managers Report: Tom Duro**

Water – Well #1 pumped 1,219,000 gallons and well #2 pumped 1,997,600 gallons for a total of 3,216,600 gallons of water. 700,000 gallons more than in 2016.

Had to a glitch from a power flicker and had to reset pump #2. It is working fine now.

Lagoon – System working fine

Maintenance – Grass mowing, power washed and rest concrete tables and benches in park. Repaired lamp at pool area that had a broken lense. I took the one from the marina that matched and removed the mairna pole that was out of service. Replaced ceiling lights in pool rest rooms. Ols ones connections were corroded. Cleaned up for 4<sup>th</sup> of July. Fireworks were great and Lake Forest has collected approximately \$900 in donations. Shuh plumping finally repaired the one inch supply line to the marina pavilion. No invoice for cost received as of yet. Filled in a rock ditch with dirt at boat shed common ground to make mowing easier.

Thank John Picou for bringing Fire Truck to 4<sup>th</sup> of July Fireworks.

ACC – Issued

- 2 Patio permits
- 1 Driveway repair permit
- 4 Landscaping
- 1 To cover an existing deck

Security – Repaired AC unit in camera shed to cool equipment, works good. Tie issue resolved

Hall – Since first of year had:

- 7 6 hour rentals
- 10 3hour rentals
- 19 Frontenac Room reservations plus Tops weekly, Thursday mornings, Happy Hour bi-weekly, Cards bi-weekly and Bible Study weekly.

Pool – Chemicals and mechanics good.

- Approvals needed:
  - Lakenan Insurance - \$6,300 for umbrella policy. Motion to approve was made by Anne Davis, seconded by Dave Evelsizer. Motion passed with all in favor.
  - Card services - \$1,121.36 for credit card. Motion to approve was made by Dave Evelsizer, seconded by Greg Stephenson. Motion passed with all in favor.
  - Security - \$1,863.20. Motion to approve was made by Bob Palmer, seconded by Greg Stephenson. Motion passed with all in favor.
  - Missouri Employee Mutual - \$3,668. Motion to approve was made by Anne Davis, seconded by Dave Evelsizer. Motion passed with all in favor.

## **Committees:**

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

Jim Donze met with Citizen's Electric regarding re-routing some electric poles that would start at the entrance and come down by the multi-purpose area. They thought it would be a good idea to put poles right down along the entrance. That did not go over very well. Our reply was they could do that if they put them under ground.

- Tom and Jim looked at a culvert on Tall Pine that needs replacement due to it rusting out. We got two bids for this work on Tall Pine, \$14,682 & \$13,527 from SR Excavating and Bauman's. This was not planned for in the current budget but other non-priority items in the budget can be postponed.
- We looked at a problem spot coming off of Hill Top, a yard that needs to be cut down. They filled their ditch higher than the road which pushes the water down the road. After talking with Tom and the ACC, I believe we should shave that down a little bit.
- There is an area above in the common ground being torn up by ATV's, I believe this should be blocked off for ATV's, this is causing issues on the old roadway sending lots of mud into yards and into the road. Jim is going to talk with Bauman's when they are working on the culvert on Tall Pine about closing off the ATV trails that have eroded and creating a berm to shift the drainage to the natural ditch area in the common ground. There is no estimate of the cost at this time, will discuss with Bauman's, this is not an emergency repair at this time.
- Another ditch on Lakewood is in need of repair to control soil erosion going onto the road and across to a neighbor's drive. Not a large project. There are several on that same side that do not drain well. Tom is involved with the ditch projects. Jim will go with Tom and evaluate these areas. There are some concerns about it going across the sewer. Will probably wait until fall to do the repairs so the areas can be seeded.
- We are waiting until after the boating season to repair the bridge. Have talked about building a berm above it to help control erosion.
- Motion was made to vote on the culvert repairs as bid \$13,527 by Harry Davis. Seconded by Greg Stephenson. Motion passed with all in favor.
- Regarding the sewer plant issues and the proposal from the outside company:
  - Bob Palmer called USDA in regard to doing this on our own and financing the work through the same program we used for our last USDA loan. The sewer would not qualify under that program. Instead, it would fall under their water and wastewater program. They said we may want to form a Public Water Supply District. Then the Lake Forest Public Water Supply District would run the water and sewer bill the residents. Forming the district would allow the district to issue revenue bonds to finance the improvements over a long period of time. If we try to borrow money as the Association, he feels that we would run into collateral issues in trying to secure the loan. We have DNR wanting us to do

something, and we have the TDML hanging over our heads with the EPA. With the political changes, the EPA has thrown out some of the clean water act that could be affecting all of this. Now that we have a republican governor, we're thinking they may have more of an open mind as far as eliminating some of the TDML provisions. Interest rates are also creeping up.

- Bob has suggested we form a special committee with residents that have experience in these areas, maybe engineering backgrounds, attorneys or accountants. We will talk to our engineers and DNR to help us start formulating plans in what we have to do if we would have a collapse out in the lake or what we are going to have to do in relation to the new plant and to the lines that feed the new plant. He also talked to the USDA guy about the dredging, he said that probably the only way the USDA would go along with that if our engineers justify it as part of the sewer project so we could combine it all in one.

**\*\*We are asking for volunteers from our community who have backgrounds in areas beneficial to this project for a special committee. We need to get this going and organized. If you are interested in joining the committee, please contact Tom Duro or Mary. This will be a long term project that will probably span years from start to finish.\*\***

#### **Planning and Finance:** Bob Palmer

- Maloney, Wright and Robbins comes in every year and does their review of our financial statements to make sure everything looks okay. It used to be an audited statement when we had the loan with the USDA but when we paid them off, we backed off to just an annual review. I did not see any kind of exceptions or recommendations or issues. They went through and analyzed our cash flow, our assets and liabilities, looked at our method of accounting and our depreciation. They found no issues with that. The board will need to approve the draft before they issue the final report.

#### **Architectural Control Committee:** Todd Donze

- Need to respond to a resident regarding some yard repair. Additional work needs to be done, Tom is aware and will take care of this in the fall due to the heat.

#### **Lakes:** Duane Harley

- There are several boats noticed on the lake and in boat slips that do not have up to date stickers, some are very old. If you have a boat without a sticker, this needs to be addressed ASAP. We will be sending letters to residence who are non-compliant, if issues are not resolved, the appropriate fines will be issued. There are boats without Missouri stickers as well. DNR

could be called in to address this as well, which may result in substantial tickets (\$400-\$500) issued by the DNR.

- The Lakes Committee would encourage that when people see these issues to copy the outdated sticker information so it can be tracked back to the owner. Boats with no stickers are in essence "trespassing" and the local authorities should be contacted (call the Sherriff) or at least contact our local security officer when on shift so he can address it accordingly.
- The boat ramps have been posted and additional signage states the same regarding "No trespassing". Keep in mind the sole purpose for securing our ramps was two-fold:
  - First, and most importantly to ensure that all boats have proper liability insurance for the protection of all boaters on the lake.
  - Secondly, each land owner pays an annual assessment of \$1250.00 to protect and use these resources. We understand that someone has posted the code to access the boat ramps out on Facebook. This is very unfortunate for the rest of the residents who annually pay for this privilege to use these lakes. It has allowed boats not in compliance with our established rules and regulations to use the lake. The code will be changed as previously communicated on January 1st, 2018. The Lakes Committee cannot control social media.
- It should also be noted that boats pulling either skiers or tubers must have flags visible and an observer for safety purposes. Additionally, it has been noticed that a few boaters are pulling tubers after dusk. We do occasionally still see some floating debris in the lake and this is a huge safety risk taken when pulling tubers after dusk. It is never an issue until someone gets hurt.
- Reminder to all boaters regarding the 25ft zone. Swimmers, floaters, kayaks, canoes etc. are to stay within 25 feet of the sea wall/shore line. All motor boats are not to operate closer than 25 feet to the same. Please refer to the boating rules & regulations.

The Youth Fishing Derby on June 17th down at the marina was a huge success. We had over 20 kids participate and we think there were just as many young ladies as there were young men, outstanding! There were over 75 fish caught and safely released. Mother Nature cooperated as well and that was a huge plus. The cookout was also a big success and a special thank you to all the parents who stayed and supported this event. Our goal is to try to make this an annual event for the betterment of our community and for the kids as they really had a blast.

**A HUGE THANK YOU** goes out to the following volunteers: Wayne Basler, Larry Altadonna, Bob Bach (Safety Professional), Sue Harley, Kate Pepin, George Myers, John Summers, Doug Thompson, Steve Stoessel, Larry Roberts, Ed Korczak, Skip Szwargulski, Jackie Korczak (Tasty Treats Extraordinaire).

Lastly, **special thanks** also go out to all the sponsors for this year's event: Trading Post, Ace Hardware (Ste. Gen.), Dunns Sporting Goods, Cabela's, Bass Pro Shops, Lake Forest Entertainment Committee, John Summers (Sponsor Solicitor Extraordinaire).

Thanks again to all the volunteers for your willingness to give up a Saturday morning for the benefit of our kids.

Duane Harley

Lakes Committee

**Security:** Dave Evelsizer

- Do not put on Facebook when car gets broken into, call the Sherriff. If you do not call the Sherriff, there is nothing we can do about it. Do not leave money or other valuables in car. Lock your cars. Yelling at security guard does nothing and is simply rude. Call sheriff.
- Common ground belongs to Lake Forest Estates. We have the ability to regulate that area, we have no ability to regulate, or authority over personal property including driveways. It is your personal property, you have to manage that.
- The Lakes, we can dictate that you be in compliance with the said rules and regulations. If not, it is considered trespassing, you will be prosecuted, you will get a ticket. We cannot do that regarding your driveway.
- Cameras at boatsheds only see boatsheds, they do not see the marina. Security guard is doing his job, cameras are working.
- Resident mention security guard not needed Sunday at noon. We have cut back on the security guards hours during the week because Tom and John are so efficient. We are scheduling more varied hours on the weekends to cover the high traffic times. The Earlier Sunday hours are to help monitor the fisherman who do not belong here, so he can monitor and address this as needed.
- Break-ins occur mostly in driveways.
- The report of a broken window was due to cutting grass or weed eating.
- A resident asked the about non-residents using the lake. Non-residents are not allowed to use the lake or other facilities unless they are visiting a resident and the resident is present. This includes swimming, fishing, boating etc.
- The Sheriff cannot enforce our rules because we are private community, unless a complaint is filed or crime is committed.

**Hall:**

- Has been rented a lot.
- Cleaning is going well with 2 persons.

**Entertainment:** Kate Pepin

- Don't forget the Summer Concert Series at the All-Purpose area:

- **July-** Saturday, July 29<sup>th</sup> 7:30-10:30pm: The Bonfire Band
- **August-** Saturday, August 12<sup>th</sup> 7:30-10:30pm: Abbey Road Warriors
- Nothing set yet for October fest.

**Pool:** Kristen Nelke

- No complaints all going well.
- Lifeguards are doing well.
- Will be cutting hours end of July and August due to school starting.
- Labor Day is the last day of swimming at the pool.

**Curb Appeal:** Cindy McCune

- We are still looking for a couple of individuals interested in maintaining any of the small beds. This involves just looking 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:**

- Jim met with Bruce Geisler and Bob Wolk, they will be working on the new boat shed plans. We have list of residents that want a boat shed. We will be setting up a meeting soon and will post it the date and time.
- We may do some simpler, less expensive sheds for motor homes.
- Hope to get going on this in the fall.
- A resident mentioned needing some rock for his shed, perhaps could get some at the same time.

**Old Business:**

None

**New Business:**

**Trash --- Republic Services:** They propose to keep same rate as we have currently for one full year. After this cycle, there will be an annual increase of 3%. These rates still include recycling. Please see schedule below:

- August 1, 2017-July 31, 2018
  - \$56.01 per quarter
  - \$51.24 per quarter (seniors)
- August 1, 2018-July 31, 2019

- \$57.69 per quarter
  - \$52.78 per quarter (seniors)
- August 1, 2019-July 31, 2020
  - \$59.42 per quarter
  - \$54.36 per quarter (seniors)

**\*\*You do not have a choice on trash collection contractor.** We have a negotiated rate with Republic services due to this being a private community.

**\*\*Dumpsters located in the parking lot at the community center** are for the community center and weekenders regular home trash only. These are not for large projects, or other large items.

We have a 3-year contract with Republic Services. See Green Book regarding trash, page 5. We will entertain other bids at the end of our contract.

We will be working on mowing the dam areas.

Motion was made to approve the trash agreement was made by Bob Palmer. Seconded by Anne Davis. Motion passed with all in favor.

**Motion to Adjourn:**

Dave Evelsizer made a motion to adjourn the meeting. It was seconded by Greg Stephenson. The meeting was adjourned at 8:15 pm.