

**Lake Forest Estates Clean Water District
Board of Trustees Meeting
July 10, 2025 at 6:00 pm**

Call to Order: Vice-Chairman Jim Donze

Roll Call: Jim Donze, Don Kuehn, Bruce Giesler all in attendance. Mark Basler and Eric Kelley absents with notice.

Approval of Agenda: Bruce Giesler made a motion to approve July's agenda. Motion was seconded by Don Kuehn. Motion passed with all in favor.

Approval of the June's Minutes: Don Kuehn made a motion to approve. Seconded by Bruce Giesler. Motion passed with all in favor.

Office Administrator: Julie Orrick

- 2nd quarter invoices were mailed and emailed on July 2nd and 3rd. If you do not receive one by July 18th, please contact the office.
- At the June 2025 Board Meeting, the handling of non-sufficient funds (NSF) checks was discussed with a possibility of cash only after two NSF checks returned, per family. Upon further discussion, it was decided to follow the rates and fees schedule the District filed with Missouri State in 2023. The fee for an NSF check has and will be \$50.00 in addition to any other fees imposed, such as a late fee.
- Victoria Wibbenmeyer beat out Wayne Basler for the 1st place trophy for the 2nd quarter of 2025, sorry Wayne, she was just faster.

Property Manager: Tom Duro

- Well #1 pumped 816,000 gallons Well #2 pumped 563,000 Total 1,379,000
- No issues with the wells or the lagoons.

Treasurer's Report: Julie Orrick

- Financial report was read by Julie Orrick with Don Kuehn making a motion to approve. Seconded by Bruce Giesler. Motion passed with all in favor

Communication Received: Don Kuehn

The office received an email (below) which was read and addresses at the time received, by Don Kuehn.

"I have been a part of the Lakeforest Community for several years off and on. We have been on the main lake for over 2 years and knew there was some concern with the sewer system when we owned our previous home in 2020.

After reading the board news, I have some questions and concerns. There has been a lot of back and forth, and not much information that is forth coming.

1. What is the time frame we are looking at for Lake Anne to be repaired?
2. What's the plan? Is there a plan?

3. Are the coves going to be cleaned out as well with the main lakebed and marina? (Everything that I have read states the marina and lakebed, but nothing about the coves.) If this isn't going to get cleaned out what process do we need to go through to get this approved?
4. Why are things not being transparent? There are so many things being said in the community that we aren't even sure what is going on with our own property. (We have some connections from BE along with CE and there is lots of conflicted information.)

I feel as property owners at Lake Forest, we have every right to know what is going on. We are told what we can't do, but nothing that we can do to help this process get completed in a timely manner."

Response by Don Kuehn:

For the most up to date info about the lake and the sewer project, it is recommended to read both the Water District minutes and the LFE Association minutes. Keep in mind the two groups have different areas of responsibility, but are working hand in hand to repair the improve the infrastructure at LFE.

To your concerns:

The project involves the lake work and sewer treatment facility. Funding has been secured; however, it will not be released until all plans are approved by the MDNR.

Approvals are on the MDNRs timeline, not ours, with a few outstanding features of the project still being worked out. Yes, there is a plan. It should be noted that not all parts and timelines of the plan are finalized or even decided yet. For example, most residents are concerned about the lake, the water needs to be lowered before the final decisions can be made regarding the pipe replacement and location based on inspection of the existing system. The time frame will be decided by the final plans presented by our engineers to MDNR, approval by them, bidding of the scope of work, and the agreed upon construction timeframe. The goal is for all that to happen with the lake bed work later this year. If things progress as projected, spring rains of 2026 can begin to fill the lake – with the return of normal use up to mother nature.

The Association Board is currently in discussion about the lake cleanup and dredging that will happen. There will be some announcement on the responsibility of the residents and the projected action by the Association at the next meeting.

Again, this will be a shared action by the LFECWD and LFECA. The Water District is allowed a reasonable amount of repair and cleanup to the lake bed from pipe replacement, with the Association being responsible for the rest of the removal. At this time, there is not enough info and estimates to say with certainty how much will be removed and who will fund that portion of the project. The goal is to remove as much silt in the lakebed as possible given the funding allowed, this would include the coves. As you can see, there are many moving parts to these projects. Not everything has been decided yet, but continues to be worked on as possible. While we believe both groups are being completely transparent, not all info is available at this current time and is being announced as it becomes approved and available. We recommend, if possible, attending the monthly meetings of the Water District and the Board for the most up to date, and accurate info available. This is also the opportunity to ask any questions you have of either group.

The next meetings are Thursday July 10—6 pm for the Water District – 7 pm for the Association. Open to all residents.

Open Forum: Don Kuehn

Don Torretti: Whoever wrote the response to the email, did a good job.

Skip Szwargulski: When the DNR gives us the approval, will you please send an announcement?

A: Yes, with fireworks.

Q: When we clean out the debris by our seawall, can we bring it up to the boatsheds?

A: We will dispose of the general lake material during the project, but if you have larger limbs or debris, yes, the boatshed site can take some. If it's metal, please take to the metal recycle site at the boatshed.

Q: Do the lakes get tested for bacteria?

A: The CWD tests the treated wastewater

Wayne Basler: Some residents think there should be a sign about what is going on with the lake for those who drive through our community.

A: We will take that under advisement.

Q: Where will the lake material go?

A: The Association purchased property some time ago that is adjacent with our current property. We are looking into turning that into a disposal site as well as two of the lagoon cells. Bruce Giesler also wanted it noted that the USDA loan will only pay for the removal of the debris for new piping, not for cleaning out the general lake material.

Q: What is the plan of attack after the lake is completely drained?

A: Don Kuehn said that we need to see the level of the drain pipes and damage, then our engineer and the Board will come up with a plan.

Jim Donze also wanted it noted that no one is to go beyond 20 feet of their seawall in the dry lakebed, and NO VEHICLES of any kind – there is a hefty fine for doing so.

Q: Where are the pipes to be replaced?

A: From the lakebed to the manholes, the plan is for all new piping.

Q: Who is doing the first work on the emergency project?

A: We are going by USDA guidelines so after the plan is submitted for repair, bids will go out in the local paper for one week, then the choice will be made according SOP.

Jim Donze wanted it mentioned at the District meeting, if anyone has questions about the LAKE in general (not the project) to ask him or Tom Duro.

Old Business: Jim Donze

- As reported in June's meeting, we have secured a portion of land for an easement in order for the outflow to be deposited in the Establishment. We have had contact with the other landowner and if this landowner does not wish to sell, we will use the final option of taking the treated wastewater piping alongside and under O Road. This has been relayed to the MDNR and agreed upon that the Establishment is the BEST option.

New Business: Jim Donze

- Bruce Giesler reported that Justin Dotson with Bloomsdale Bank presented to the board in a closed meeting today at 5:30 pm the terms of an emergency Line of Credit for the District. The line of credit is for \$500,000.00 with an interest rate of 5%, for 1 year. Should the District need the full amount, the monthly payment would be \$2084.00. This line of credit will be paid in full by the USDA loan when the funds are fully released. Bruce Giesler made the motion to approve the terms and the line of credit through Bloomsdale Bank. Don Kuehn seconded the motion. Motion passed with all in favor.
- Don Kuehn reminded the residents that in January 2025 the annual wastewater fee increase was postponed until further work was performed on the lakes. As discussed previously in this meeting, we are waiting for lake Anne to dry out so emergency work

on the pipes can begin. Now is also the time to take the last bump up of \$18.17 per month. This is done in order to fulfill the USDA contract terms of \$82.00 per month per residence, the increase will be reflected on the 3rd quarter invoices due in October 2025. Don Kuehn made the motion to increase the monthly wastewater fee to \$82.00 per month, per home, billed quarterly. Bruce Giesler seconded the motion. Motion passed with all in favor.

Adjournment:

Don Kuehn made the motion to adjourn, seconded by Bruce Giesler. Motion passed with all in favor.

Please note that the Board of Trustees may adjourn to close sessions pursuant to the Revised Statutes of the State of Missouri to discuss legal, confidential or privileged attorney-client pursuant to Section 310.021 (1), real estate matters pursuant to Section 610.021 (17) or for any other reason allowed by Missouri Law.