

LTEA Board Meeting

May 26, 2021

Vermilion County Farm Bureau

6:00 PM

Minutes

1. Call to Order, Dr. Bartosh: *Dr. Bartosh called the meeting to order at 6:03 PM. Everyone joined in the Pledge to the Flag.*
2. Roll Call – Secretary: *Present – Bartosh, Bennett, Cole, Hines, Peterson, Stipp, and Smoot. Absent – McQueen and Neff.*
3. Recognition of Guests: *Bill Bartlow, Ernst Peterson, Gary & Jan James, Sherry Mascari, Karen Wynn, John Butchko, Chris Butchko, Don Davis, Van & Donna Lawver, Candice Glines, Mani Henderson, Julie and Steve Myers, and Aubri Elliott.*
4. President’s Report, Dr. Bartosh: *None*
5. Vice-president’s Report & Health and Safety – Pat Bennett: *None*
6. Treasurer’s Report, Rich
 - a. April Report: *April 30, 2021 Bank Balance was \$100,547.56. April expenses were \$59,171.71. The FY02 Budget has a balance of \$33,665.16.*
 - b. Special Assessments: *248 paid a total of \$62,000; 18 unpaid. Paid off the construction loan early, saved \$400.*
 - i. Reminder notice sent last week: *Sent certified letters to “unpaid” owners.*
7. Secretary’s Report
 - a. Death Announcements: *None*
 - b. Annual Assessment/Fees and Ballots (will be mailed on or before May 28): *A sample of the mailing (letter to owners, ballot, owner invoice, & return envelope) was passed around. There were no comments.*
 - i. 4 Ways to Pay
 1. Mail
 2. In person on June 19: *near Flat Hill & E Autumn.*
 3. Credit Card to Pat Bennett: *Credit card users will be charged a 3.67% fee by the credit card processor.*
 4. Directly to Rich: *Call 217 260-8687.*
 - c. Minutes
 - i. 04/28/21: *Bennett moved and Hines seconded a motion to approve the minutes as written.*
8. Committee Reports
 - a. John Hines – Nominations: *John asked people to return their ballots. Smoot explained the process for filling the unexpired term of John Butchko. The Board would appoint a person for 1 year and then the owners would confirm that person as in an ordinary election. Don Davis said filling an unexpired term was done differently in the pass. Smoot said this was the procedure described in the Bylaws.*
 - b. Sherry Cole – Roads: *Don Davis reported he had talked with Ribbe, Cross, and White construction companies about road improvements. He also talked about adding guard rails in needed areas.*
 - c. Rich Stipp – Gates: *Gates will be open 3 days on the Memorial Day weekend. Rich also talked to AT&T and LTEA will receive a \$400 credit. AT&T will have an “Internet Sign-Up” tent at the June 19 assessment collection.*

- d. Brian McQueen – Building Codes: *Absent and no other comments.*
- e. George Peterson – Water
 - i. Spraying: *Spraying will take place June 1 and 2. George will post warning signs on NextDoor, at the gates, and on the roads. Bob Neff and Rich Stipp will accompany the sprayers. The chemical company is using gas motors for spraying. George was asked about algae bloom and black muck. George says Bio-Chem has two products for muck but both are very expensive. Van Lawver suggested using pellets as in the past. Donna Lawver said their water is terrible. Several other attendees expressed a need for better water.*
- f. Bob Neff – Wildlife: *Absent and no other comments.*

9. Old Business

- a. Bridge Approaches, Rich and Bob: *Rich reported the south approach was dug up and replaced with a solid base. Road pack was put on top and sprayed with a dust suppressor. The barricades have been removed.*
- b. Other (Board Members and/or Audience): *Jan James reported no calls for rummage sale sites. Bill Bartlow asked about the north bulletin board. Smoot replied he just hasn't gotten around to putting them up and was not sure when he would start the project. Dr. Bartosh introduced Aubri Elliott and congratulated her on her recent academic and athletic achievements. Aubri is an "LTEA Shining Star"!*

10. New Business

- a. Mowing at Schultz on Sunset Dr: *Smoot received a price of \$130 to mow the grass/weeds at 11 Sunset. Dr. Bartosh said the mowing needed done.*
- b. Other (Board Members and/or Audience): *Jan James said the Board was violating the Bylaws by not replacing Brian McQueen for missing so many meetings. Doc replied Brian has notified the Board when he could not attend due to extenuating circumstances and Brian was doing his job as head of Building and Grounds. Smoot told Jan if she feels the Board is violating the Bylaws she should fill out the complaint form adopted by the Board in accordance with the Illinois Condominium and Common Interest Community Ombudsperson Act.*

Gary James asked about the audits. John Hines explained what he did and thanked Mr. George for performing the audits at no charge.

Pat Bennett moved and John Hines seconded a motion to elect Rich Stipp as the treasurer. The motion was necessary to fulfill a request by Iroquois Federal (LTEA's bank). Bennett, Cole, Hines, Peterson, Stipp, and Smoot voted "aye". No one voted "nay". Bartosh declared the motion passed.

11. Next Meetings – Don

- a. Board Planning Session – June 9, 2021, 6:00 PM at Pollywogs
- b. Regular Board Meeting – June 23, 2021, 6:00 PM at Farm Bureau

12. Executive session (if required): *None*

13. Adjournment (requires a motion, second, and a vote): *Sherry Cole thanked John Butchko for his service to the Board and LTEA Property Owners. Sherry said he and Chris will be missed by their many friends and on behalf of LTEA, wished them the "best" at their new home in Texas.*

Bennett moved and Cole seconded a motion to adjourn. After calling for a voice vote, Doc adjourned the meeting at 7:27 PM.