

Minutes

1. Call to Order and Pledge of Allegiance: **Dr. Bartosh called the meeting to order at 7:00 PM.**
2. Roll Call – Secretary: **Present – Bartosh, Bennett, Cole, Hines, McQueen, Neff, Peterson, Stipp, and Smoot. Absent – Thompson.**
3. Recognition of Guests: **Sherry Mascari, Jan and Gary James, Chris and John Butchko, and Richard Cole.**
4. President's Report, Dr. Bartosh
  - a. Assessment Review: **Dr. Bartosh said the Board is currently collecting information to determine "where we are, where we want to go, and how to get there".**
  - b. Visit with Attorney: **Dr. Bartosh, Pat Bennett, and Don Smoot met with attorney Eric Eves.**
    - i. Opinion on Assessment Charge(s)
      1. "In Good Standing" has no impact: **Mr. Eves said a property owner's assessment cannot change due to lack of payment. A delinquent property owner is subject to the penalties as defined in the Bylaws.**
      2. Assessment follows the lot(s), not owner(s): **Mr. Eves said that in accordance with the 2011 Bylaw change on assessments, "grandfathered properties" must be assessed as one lot unless the parcels are divided. When parcels are divided, in most cases, each lot must be assessed separately.**
  - c. Exploring 501C3 Not-for-Profit Status: **Mr. Eves is researching the procedures for obtaining a 501C3.**
  - d. Insurance Review: **Sean Deneau, LTEA insurance agent, met with the Board at the January Planning Session to review current coverages. Mr. Deneau recommended the Board consider a proposal for purchasing a \$1,000,000 Umbrella Policy for \$448. Current coverage will increase \$125.13 for next year.**
  - e. Aqua Water: **Survey respondents "want city water". The Board will continue to pursue obtaining Aqua water for all owners.**
5. Vice-president's Report & Health and Safety – Pat Bennett
  - a. LTEA Lots on Flat Hill: **A realtor was contacted to discuss selling the LTEA lots on Flat Hill Road. The 4 lots amount to approximately 1.3 acres and have an estimated value of \$45,000 to \$50,000.**
  - b. Accepting Credit Card Payments: **Pat contacted Iroquois Federal to determine the steps necessary to allow payment of assessments by credit card. The cost to implement a service is approximately \$300. Bennett feels that "payment by credit card" will benefit LTEA owners individually and the association in the collection of assessments.**
6. Treasurer's Report, John Hines
  - a. Monthly Report: **No written report. John reported a checking account balance of \$10,000 and a savings account balance of \$41,000. John reported 8 outstanding liens, 2 are new, and a meeting with the LTEA attorney is forthcoming for the filing of court cases.**
  - b. FY18 and FY19 Audits: **Waiting for FY18 report from "auditor". Jan James said the Board needs to get the audits done. Gary James said the Board really needs to provide written monthly budget reports. Mr. James also asked the Board to consider not using NextDoor for posting minutes as they are available to non-LTEA people.**
7. Secretary's Report
  - a. Death Announcements: **The Board and audience noted the passing of Ed Neatherton.**
  - b. Minutes of 10/23/19 (approved by Chair as presented and corrected)
  - c. Minutes of 11/06/19 Special Meeting (approved by Chair as presented and corrected)
  - d. Minutes of 11/13/19, 12/11/19, and 01/08/20 Planning Sessions: **Smoot asked for corrections or additions to the meeting. When hearing non, Dr. Bartosh declared the minutes approved as presented.**
8. Committee Reports
  - a. John Thompson – Nominations: **Absent**
  - b. Sherry Cole – Roads: **Sherry has contacted Brian O'Neil (of Better Paving) for a price to repair all LTEA roads. She also talked with Phil Cappello about past expenses and is compiling a list of volunteer hours.**



**Rich Stipp reported that IDNR said they could not provide funding to replace the bridge because LTEA built it. However, IDNR may be able to install guardrail at various locations if LTEA agrees to maintain the guardrails.**

**A question was asked about the "bus stop". Pat said all he asked for was a load of gravel, not to mess we got. He expects Better Paving to rectify the situation this Spring.**

**A question was also asked about the necessity of the "patrol person". Don Smoot replied the main reason for the patrol person was to keep people from entering the gate while the school bus is on the premises. Smoot said LTEA owner Debbie Fitz was volunteering her time as the patrol person.**

- c. Rich Stipp – Gates: **Rich submitted a written report. The report mentioned the cam arm at the North gate broke and was replaced by volunteers.**

**Someone in a golf cart broke the gate arm at the South Gate. If anyone knows who that was, please call Rich or any Board member. The arm was replaced by John Butchko, Don Smoot, and Rich.**

**The camera system has not been reliable. Rich is investigating a new system.**

**Amazon will install its card system at the North Gate.**

- d. Brian McQueen – Building Codes: **No report.**
- e. George Peterson – Water: **Water levels have risen, and water is again going through the overflows.**
- f. Bob Neff – Wildlife: **No report.**

#### 9. Old Business

- a. Complaint filed under the Illinois Ombudsperson Act objecting to assessment charge – Doc

- i. Vote required to honor or reject with complainants' request: **Doc explained the complaint (owners protested the charge of an assessment for each lot) and the attorney's opinion that the parcel should be charged one assessment as per LTEA Bylaws.**

**Bennett moved and Neff seconded a motion to honor the complainants' request and charge one assessment for the parcel. Those voting in favor – Bennett, Cole, Hines, McQueen, Neff, Peterson, Stipp, and Smoot (unanimous). Dr. Bartosh declared the motion passed and asked the secretary to notify the complainants.**

- b. Bridge Study – Vote to proceed with an engineering firm: **A motion was made by Smoot and seconded by McQueen to hire Clark Dietz to complete the study of the Bridge. Members voting yes were Bennett, Cole, Hines, McQueen, Neff, Peterson, Stipp, and Smoot (unanimous). Brian will contact Clark Dietz.**

- c. Other (Board Members and/or Audience): **None**

#### 10. New Business

- a. Change weight limit on roads during summer – Pat: **Pat explained the rules on the road weight limits and asked for opinions on lowering the weight limits. The opinions were mixed, however most people seemed to feel the rules were OK. Pat said he respected the opinions and withdrew his request to lower the weight limits.**

- b. Change rule regarding weight limit on bridge – 1<sup>st</sup> Reading (Don): **Smoot presented the following:**

**1<sup>st</sup> Reading for changing Section 2, A, 5. a**

**Proposed: Section 2, A, 5. a.: The Bridge Weight Limit is as posted.**

**The Proposal eliminates a specific weight (16,000 lbs. or 8 tons at ALL times).**

- c. Other (Board Members and/or Audience)

#### 11. Next Meetings: **None**

- a. February 12, Board Planning Sessions at Pollywogs (6:45 PM)
- b. February 26, Board Meeting at Oakwood School District Unit Office (7:00 PM)

#### 12. Executive session: **Not Required**

- 13. Adjournment (requires a motion, second, and a vote): **Hines moved and Cole seconded a motion to adjourn. After calling for a voice vote, Dr. Bartosh declared the meeting adjourned at 8:28 PM.**