

LTEA Board Meeting

June 21, 2023

Oakwood CUSD #76 Unit Office

6:00pm

Minutes

1. Call to Order: President Sherry Cole
 - a. time: 6:02pm
2. Pledge of Allegiance
3. Roll Call: Secretary
 - a. Present: Cole, Kinney, Stipp, Davis, Hines, Neff, Huddleston, Butson
 - b. Recognition of special guest: Layne Blundy
 - i. attending meeting to fulfill requirement to earn his Boy Scout communications merit badge.
4. Opening Remarks: President Sherry Cole
 - a. Reading of Pat Bennett resignation letter, sent June 1, 2023
 - b. Explanation to Property Owners
 - i. L. Florence boat ramp:
 1. Bennett decided to close gate due to Property Owner complain; it was requested that Davis provide keys for lock; Cole recognized that the information should have been announced to Property Owners in advance
 - a. Neff question: what happened to lock?
 - i. no one knows, gate currently open
 - ii. Cole requests Property Owners save comments for end of meeting
5. Board Member Reports
 1. Sherry Cole: President and Health & Safety
 1. Property Owner requested information regarding septic bleach tablets
 2. Kendra Kinney: Treasurer
 1. Monthly Financial Report: June
 1. Davis asks about weed spray invoice
 - a. Huddleston hasn't received
 2. \$69k in assessments collected so far
 3. Non-Owner Dues (Bylaws 3.04(A)7)
 1. two non-Property Owners have requested access to L. Florence
 - a. Discussion on fees, whether they should be different based on frequency of lake access
 - i. Kinney makes motion for \$100 fee: Davis seconds: Davis, Kinney approve, everyone else nays
 - ii. Huddleston makes motion for full amount: Neff seconds, Kinney and Davis nay, all other approve (6:27pm)
 1. Kinney will send invoice, due August 1, 2023
 3. Kerry Butson: Secretary

1. Reading of Minutes (05/24/2023 Board Meeting)
 1. Note that there were three items that were brought up during last month's meeting (signs at boat ramps, installation of stop/yield signs (budget, location) and updates to building codes); to be added as future agenda items
 2. corrections from Kinney (NOTE TO KERRY: ADD DETAILS)
 3. Butson make motion to approve minutes, Neff seconds, all in favor (6:35pm)
2. Butson met with Sherry Mascari to start the process of archiving LTEA documents; contact Butson if interested in volunteering
3. Davis questions: Can we post preliminary minutes to website in advance of approval?
 1. Butson will research
4. Donnie Davis: Roads
 1. many potholes repaired, asphalt on approach to bridge
 2. speed bump signs: ready to be installed
 3. bulletin board update: hopes for July 1 completion
 4. speed limit signs: ten have been made
 5. speed bump discussion
 1. Davis states it was discussed at many previous board meetings
 2. concern regarding speed bumps placement
 3. Kinney asks about invoice
 - a. donation from Property Owner; Davis states that South's did not pay as there was confusion due to previous road fund donations; Better Paving paid for it with leftover asphalt
 4. Property Owners concerns that speed bump not a Board decision
 5. Butson requests Road Committee plan/report of roads that have been addressed and priorities
 6. concern regarding effect on emergency vehicles
5. Rich Stipp: Gates
 1. call Stipp for code if planning gathering
 2. internet glitches will override gate and cause arm to be up
 3. fishing tournament: 5:30pm - 8pm, July 3, every Monday through August
 4. gates will be open July 4
6. Sherry Cole: Building Codes
 1. Building requests to be discussed in Closed Session
7. Bob Neff: Wildlife
 1. treated many goose eggs on Chain
 2. accepting donated cages for trapping
8. John Hines: Nominations
 1. no report
 2. thanks for time as Board member to serve community
9. Ryan Huddleston: Lakes
 1. Stipp, Neff helped with spraying; waiting for a good rain to knock everything down; requests Property Owners call with concerns
 2. contract for spraying to lock in for next year, make motion to sign contract
 1. Board request to review contract first

3. Property Owner question regarding chemicals in Lake Florence, requests list of chemicals used
6. Old Business
 1. Legal representation update
 - i. \$340 check written previously for Acton/Snyder, haven't cashed yet
 - ii. has contacted two potential attorneys: \$250/hour, one no HOA experience; other represents two HOAs in the area
 1. Kinney makes motion to move forward with July 5 consultation; Neff seconds, all in favor (7:26pm)
7. New Business
 1. Golf cart parade: 11:45am, July 4 at N. Gate
 2. Huddleston makes motion to Board to leave L. Florence unlocked, Neff seconds, all approved except Davis (7:28pm)
 3. Huddleston makes motion to remove speed bump, Neff seconds: Kinney, Huddleston, Stipp vote to remove, Davis, Cole to keep, Butson and Hines abstain, motion passes
 4. Stipp resigns, effective 06/30/2023, will still head up fishing tournament
 5. Seating of newly elected Directors
 1. Blundy, Huddleston appointed by Board Oct, 2022 due to McQueen/Bartosh resignation
 1. Cole states that Blundy will continue appointed two year position
 - a. Discussion regarding Blundy position and whether two or four years
 - b. Kinney leaves: 8:31pm
 - c. Neff leaves: 8:31pm
8. Bring meeting back to order: Stipp, Davis, all in favor to back into session: 8:58pm
9. Synopsis of Closed Session
 - a. four building codes: one approved and three more requires more information
10. Discussion from the Property Owners (NOTE: Each Property Owner can address the Board for two minutes each. Please stay calm and be polite, no outbursts please!)
 - a. PO: Can folks see invoices? question about detailed invoiced road work?
 - b. PO: Sub-committees? Who are the members?
 - i. POs encouraged to join
 - c. no decision regarding next steps regarding the voting
 - d. PO makes comments regarding letter received; wants to not that there has been no corruption on budget committee that she has served under two treasurers
 - e. discussion of whether it was illegal
 - f. Closed Session: should building codes be in closed session?
11. Adjournment: Stipp makes motion, Butson seconds, all approved: 9:11pm