

LTEA Board Meeting

April 3, 2024

Vermilion County Farm Bureau

1800

Minutes

1. Call to Order: President
 - a. time: 6:00pm
2. Pledge of Allegiance
3. Roll Call: Secretary
 - a. Present: Blundy, Huddleston, Kinney, Butson, Bohlen, Buck, Cole, Davis, Neff, Palmer
 - b. Guest: Ed Barney (LTEA legal representative)
4. Opening Remarks: President
 - a. no opening remarks, go right into Director reports
5. Board Member Reports
 - a. President: Kayla Blundy
 - i. N/A
 - b. Vice-president and Health & Safety: Ryan Huddleston
 - i. N/A
 - c. Treasurer: Kendra Kinney
 - i. Monthly Financial Reports: SEE DOCUMENTS
 - ii. Expenditures to Review: SEE DOCUMENTS
 1. insurance: O'Neil Farms expired in Feb; received revised document
 2. Road repair contract
 - a. A1 Pavement bid: \$12,042 (broken down by asphalt and road pack)
 - d. Secretary: Kerry Butson
 - i. Minutes
 1. 02/28/2024 Board Meeting
 - a. rule change discussion
 - i. Bylaws state 50% + 1 needed to pass rule changes (see bolded sections at bottom of 4/03/2024 minutes)
 - ii. question of 50% + 1: 8 Directors present; 7 voted
 - iii. Barney: Bylaws state Board members who were present, should President count?; even if President presence doesn't count, 50% is $3.5 + 1 = 4.5$, rounds to 5
 - iv. Davis: Concern that in Feb, there was no roll call vote
 1. Barney: you could contest it, but the Court would say motion didn't pass with less than 5 'YES' votes; even if stated that motion passed
 - v. Barney: clarifies he is counsel for the Board, not individuals; legal opinion should not be given in an open meeting
 - vi. Davis: states once gavel hit, rule changes passed
 - vii. Davis: Executive Board made decision to change rescheduled regular Board Meeting to Special Meeting on 03/29/2024; Davis wasn't aware email was sent stating this

- viii. Butson: suggests to postpone the vote on the minutes until rule changes can be further discussed later in meeting
 - 2. 03/15/2024 Special Meeting: postponed approval
 - 3. 03/29/2024 Special Meeting: postponed approval
 - e. Roads: Donnie Davis
 - i. Garrison-Vision roadwork, culvert; will get payment to O'Neil Farms
 - ii. asphalt plant still closed; will start patching asap; will get check from Kendra for \$4500; all other repairs hot patch
 - iii. Additionalculvert repairs needed
 - iv. Eagle Bluff: will need to meet with PO about tree removal
 - v. VJ drive: 16 ft in the gulley to get fixed
 - vi. Kinney: question about A1 contract not provided
 - 1. Davis: did not bring A1 contract; will be under \$10k; original bid for \$12042 included G-V and road pack; hot patch (\$9k, \$4500 for now)
 - 2. Discussion regarding contract approval
 - a. Davis states that based on September rules changes regarding budget, he cannot adequately address road repairs in timely manner
 - b. Kinney: rules prior to September change would still require A1 contract
 - c. discussion on work scope; if multiple projects to be completed by same contractor, are they considered single project
 - i. Davis: each road should be separate charge
 - ii. Bohlen: if it's same type of work, it should be lumped together
 - iii. Blundy: contract needs to be in place
 - iv. Davis: culvert needed to be done now
 - d. Kinney: asks for clarification on Roads Committee members?
 - i. Davis, O'Neil, Cole
 - ii. Blundy concern regarding O'Neil on committee as they are one of the roads contractors, conflict of interest.
 - 3. Barney: review rules, notes places they contradict themselves
 - 4. Davis: Budget was approved and he should decide how to spend, then report what was done
 - 5. Barney: if budget included line items and there are still funds, it is under Director discretion but will need additional time to review September rule change
 - 6. Barney: make a motion to wait until end of meeting for further discussion
 - 7. Butson makes motion to postpone until end of meeting, Bohlen seconds
 - a. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Palmer (Y), Davis (Y), Buck (Y), Neff (Y), Cole (Y)
 - b. opposed: N/A
 - i. Passed, time: 7:18pm
- f. Gates: Barb Bohlen
 - i. issues w/ them being stuck open due to internet; some gate keys not working
 - ii. N Gate needs repair, estimate is \$10k
 - iii. Davis: PO brought suggestion that N Gate can be fixed using epoxy to keep from rocking;
 - iv. PO: box itself could be reinforced; would volunteer to fix it; Bohlen suggests meeting with PO
 - v. Butson: asks if there is a log available on how often gate is open
 - 1. Bohlen: Tap2Open doesn't track; will get together w/ Butson to look over data
 - vi. Discussion of approval of report

1. Barney states we should based on Davis/Roads report; advises to not approve reports at this time
- g. Building Codes: Bill Buck
 - i. one vague building permit, will stop by property to see about approval
- h. Wildlife: Jeff Palmer
 - i. sent email to President regarding geese, needs paperwork to address
 1. Blundy: sent permit to Palmer, it can be updated
 2. discussion about how to locate eggs
 - a. Neff: advises on islands but mostly just need to go around and look for eggs
 3. Butson, Buck, Lynn Palmer will help with eggs
- i. Nominations: Sherry Cole
 - i. received everything needed for Director candidates for Annual Mailing vote
- j. Lakes: Bob Neff
 - i. has been in contact with Solitude to schedule Spring spraying; last year's spraying was done June 5
- k. Road Repair Discussion
 - i. Barney: reviewed September rule changes regarding budget
 1. pre-approved budget allocation: if it doesn't go over, it's already approved
 2. contract required for anything over \$7k
 3. discussion regarding contract detail:
 - a. Davis states budget was broken down; Kinney states that items were not specific
 - ii. Barney: Directors should be able to estimate anticipated FY expenses; if contract is over \$7k, it needs a written contract w/ Board approval (Roads only, anyone else needs contract if over \$3k)
 - iii. Discussion on Action Taken on Items not on Agenda
 1. Barney: can take action if on Agenda only; voted in Feb meeting on rule changes not included in agenda; if Board wants to amend items that didn't pass, suggests Special Meeting.
 - iv. Palmer: if he has \$2500 left in budget, can he spend it?
 1. Barney: yes, as long as there was pre-approval, if under the \$3k threshold then doesn't require a contract.

6. Old Business

- a. Annual Mailing
 - i. updated timeline
 1. Informational Sheet
 - a. discussion regarding boat stickers; decision made to remove sentence for now
 - b. Kinney makes motion to remove sentence regarding boat sticker and to, approve rest, Butson seconds
 - i. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Palmer (Y), Davis (Y), Buck (Y), Neff (Y), Cole (Y)
 - ii. opposed: N/A
 1. time: 8:30pm
 2. Board Director Ballot

- a. Discussion of 2023 Bylaw change regarding replacing Director within 60 days and when change went into effect; how does this effect Bohlen Director placement
 - i. Butson: Bohlen has been on the Board since September, how do we go back? no provision for what happens regarding previous votes in approved minutes that included Bohlen
 - ii. Barney: date on Bylaws should be used; language states “must or as soon as possible”, if someone thought it was untimely, should have been raised at the time
- b. Kinney makes motion to move Bohlen to yes/no vote on 2024 Director Election Ballot as Appointed Director, Neff seconds:
 - i. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Bohlen (Y), Neff (Y)
 - ii. opposed: Davis (N), Buck (N), Cole (N)
 - iii. discussion on whether Palmer can abstain
 1. Bohlen resigns: time: 9:03pm
- c. Butson makes motion to approve suggested 2024 Director Election Ballot, Buck seconds
 - i. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Palmer (Y), Davis (Y), Buck (Y), Neff (Y), Cole (Y)
 - ii. opposed: N/A
 - iii. time: 9:10pm
- d. PO: question regarding logistics and ballot counting for Annual Meeting
 - i. Butson: will add to agenda for April 15 Special Meeting
3. Butson makes motion to approve suggested Speed Bump Ballot, Buck seconds
 - a. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Palmer (Y), Davis (Y), Buck (Y), Neff (Y), Cole (Y)
 - b. opposed: N/A
 - i. time: 9:23pm
4. Bylaw Change Ballots
 - a. Barney fine w/ first two, thinks there could be more clarity
 - b. 4.04: will need to amend #1 due to changes in #6
 - c. need to change #7, Butson makes changes to document passed out to all Board members and reads suggested changes
 - i. Butson make motion to approve changes, Davis seconds
 1. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Palmer (Y), Davis (Y), Buck (Y), Neff (Y), Cole (Y)
 2. opposed: N/A
 - a. time: 9:58pm
- b. Consideration and Actions from February 28, 2024
 - i. Discussion on whether Board can move forward on actions that were all approved
 1. Palmer: only Kinney said out loud aye to Comcast
 2. Butson suggest motion to redo Comcast vote so that Comcast can proceed with work already started
 - a. Huddleston makes motion, Neff seconds
 - i. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Neff (Y)
 - ii. opposed: Palmer (N), Davis (N), Buck (N), Cole(N)
 - iii. President vote on tie: Blundy (Y)
 1. motion doesn't pass
 2. time: 10:17pm

3. RECORDED VOTE OF RULE CHANGES, NOTED ON AGENDA BUT POSTPONED FOR DISCUSSION TO 4/15/2024 SPECIAL MEETING)
 - a. Rules, Section 2.B Remove 5 and 6A. Keeping gates open for Rummage Sales (Vote was 4-3) **Correction this did not pass needs 5 out of 7 (7:00 pm)**
 - b. Watercraft on LTEA no longer needing boat stickers (Vote All approve) (7:06 pm)
 - c. Reinstate lock on Lake Florence (4-3) **Correction this did not pass needs 5 out of 7 (7:16 pm)**
 - d. Removal of all changes regarding expenditures added to the rules (Vote 4-3) **Correction this did not pass needs 5 out of 7 (7:41 pm)**
 - e. Vote to update Rules in all places where LTEA “members” are referred to as and change to Property owners. (Vote all approve) (7:43 pm)
 - f. Rules Section 3. E. 2: Davis makes motion to remove “on permanent basis” so that there is only one camper allowed per lot. (Vote 4-3) **Correction this did not pass needs 5 out of 7 (7:48 pm)**
 - g. Rules Section 3. E. 4 Davis motions to delete completely no additional campers on lot even on temporary basis. (Vote was 4-3) **Correction this did not pass needs 5 out of 7 (7:50 pm)**
 - h. Rules Section 3. F. 8: Davis wants to add LTEA Gates (Vote All approve) (7:53 pm)
 - i. Rules Section 2. A. 6: Davis wants to add: or Treasurer. (Vote All Approve) (7:55 pm)
 - j. Rules Section 2. E. 6: Davis wants to remove reference to LTEA newsletter. (Vote All Approve) (7:57 pm)
 - k. Rules Intro C: Buck wants to change to “obtained from secretary or building Code’s Director. Vote All Approve) (8:03 pm)
 - l. Update Building Codes regarding pitch: 3 to 12 pitch should be changed to 4 to 12 except for special applications that may be allowed upon approval of LTEA Board” (Vote All approve) (8:07 pm)
 - m. Building Codes regarding size limit on Gazebos removed (Vote All approved) (8:09 pm)
- c. Neff makes motion for Huddleston to temporarily assume Gates, Butson seconds
 - i. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Palmer (Y), Davis (Y), Buck (Y), Neff (Y), Cole (Y)
 - ii. opposed: N/A
 1. time: 10:18
- d. Buck: non-PO requested \$25 for FY ramp access to get boat on lake; last year was \$450
 - i. Buck makes motion to accept PO \$25 proposal, Palmer seconds
 1. in favor: Butson (Y), Davis (Y), Buck (Y), Palmer (Y), Cole (Y)
 2. opposed: Huddleston (N), Kinney (N), Neff (N)
 - a. time: 10:24pm

7. Adjournment

- a. Butson make motion, Neff seconds
 - i. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Palmer (Y), Davis (Y), Buck (Y), Neff (Y), Cole (Y)
 - ii. opposed: N/A
 - iii. time: 10:26pm