

LTEA Board Meeting

June 26, 2024

Oakwood 76 Unit Office

1800

Minutes

1. Call to Order: President
 - a. time: 6:08pm
2. Pledge of Allegiance
3. Roll Call: Secretary
 - a. Present: Blundy, Huddleston, Kinney, Bolser, Buck, Cole, Davis, Palmer, and Butson
 - i. Bob Neff dropped off letter (below) of resignation; left info regarding shed and key
 1. Kayla, I am resigning because the board can't get along and meetings last 3 to 4 hours and never get anything solved. No harsh feelings. I am done. Effective immediately! 6-26-2024
Sincerely Robert Neff
P.S. The cutter, batteries, and charger are in the shed. Here is the key.
4. Opening Remarks: President: Read letter
 - a. We should not need to rely on legal counsel to mediate our board discussions. Ideally, a fully functional board should be capable of resolving issues through constructive dialogue and collaboration. However, I have observed several challenges that impede our ability to do so effectively.
Firstly, our communication skills as a board need significant improvement. Effective communication is the cornerstone of any successful board, and it is essential that we all strive to convey our thoughts clearly and listen to each other with an open mind.
Secondly, there appears to be a lack of mutual respect among some members. Respectful interactions are crucial for maintaining a productive and positive working environment. Disrespectful behavior not only hampers our ability to make sound decisions but also damages the cohesion of our board.
Additionally, it is concerning that emotions sometimes cloud our judgment during discussions and decision-making processes. While it is natural to have strong feelings about certain issues, allowing emotions to dominate our actions can lead to impulsive and regrettable decisions. A prime example of these issues was evident in the recent handling of the Comcast agreement. Some board members chose to decline passing the agreement, seemingly using it as a bargaining tool. However, the very next day, several directors expressed regret and concern over this decision, recognizing the potential negative impact of delaying its implementation. This situation underscores the need for us to improve our decision-making process and communication strategies. We must focus on working together constructively and respectfully, ensuring that our decisions are well-considered and in the best interest of our organization. I believe that by addressing these challenges, we can enhance our board's functionality and avoid the necessity of involving legal counsel in the future. Let us commit to improving our communication, fostering mutual respect, and making decisions with a clear and level-headed approach.
 - b. Question regarding Neff replacement and when will that will take place
 - i. Palmer would like to do it today; Blundy thinks it should be a month to give interested folks a chance
5. Board Member Reports

- a. President: Kayla Blundy
 - i. no report
- b. Vice-president and Health & Safety: Ryan Huddleston
 - i. no report
 - ii. Buck: what about complaints
 - 1. 9 issues been resolved from building code complaints, 8 have not
 - 2. Buck: gate repair?
 - a. s&k gave quote previously, Blundy states Property Owner South wanted to wait until on board
 - 3. Buck: Property Owners volunteered and saved thousands on tree removal
- c. Treasurer: Kendra Kinney
 - i. Monthly Financial Reports:
 - 1. admin an issue regarding reallocation; \$300 was going to church so not enough in admin budget
 - 2. spraying (get receipt); less than \$8k
 - 3. \$100 for signage for wildlife
 - 4. Davis: Roads budget is off, would like to sit down with Kinney to correct amounts July through November
 - 5. Davis: amount is 0 as of today; a couple of additional invoices to be paid; there is a ~\$19,179.60, check missing (July 28, 2023), issued to Better Paving
 - 6. Palmer: no idea what spraying was going to cost until today, how did we know how much it was going to be?
 - 7. talked to previous Property Owner regarding estimated amount before spraying, was received in previous years
 - 8. Davis makes motion to reallocate \$300 funds from Lakes, Cole seconds
 - a. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (Y), Bolser (Y) 8/0
 - i. Passes: 6:27pm Pass
 - ii. Expenditures to Review
 - 1. update Sec of State annual report, see document
 - 2. Approval for annual recurring expenses from Kendra for Ipage monthly from July 2024 to December 2024 for \$12.95, Ameren Monthly July 2024 to June 2025 for \$135.00, ATT South Gate July 24 to June 2025 for \$52.35, and ATT North Gate July 2024 to June 2025 for \$52.35.
 - a. Davis: why do recurring expenses need to get approval
 - b. Kinney: we're only asking for approval this one time for FY 25
 - c. Huddleson makes motion to approve expenditures, Buck seconds
 - i. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (Y), Bolser (Y) 8/0
 - 1. time: 6:34pm Pass
 - 3. Receipts from Buck not preapproved:
 - a. Signs for tree removal (James), blades for chipper, commercial-news (James) for rummage sale ads
 - b. use admin budget for signs and commercial news (\$33, \$43.89)
 - i. Davis makes motion, Cole seconds
 - 1. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (Y), Bolser (Y) 8/0
 - a. 6:38pm Pass
 - c. blades: \$117.46 for new blades from American Cutting Edge

- d. kayak? can you show ownership of kayak? does it require sticker; also, kayaks don't have motors
- e. Should boat stickers be under lakes or wildlife?
 - i. lakes should be responsible, who will do it for next three days
Bolser will oversee for next three days
 - ii. Currently Property Owners do have to pay
- i. Nominations: Sherry Cole
 - i. no report
- j. Lakes: Bob Neff- spraying was completed on June 4, 2024 by Solitude.
 - i. Payment will be made to Solitude, preapproved.
- k. Eric Bolser unassigned position
 - i. update website with Bolser's correct email

6. Old Business

- a. FY25 Budget Proposal
 - i. See PPT
 - ii. Davis: for Roads, budget for FY25 is lower than FY24, ~125k in FY24; boat ramp went to lakes committee, removed \$5k from tree cutting; Kinney: Proposal for FY25 Roads Budget is for \$117,650 and the FY24 Roads Budget was approved for \$120,50. That's a very small difference from last year, as funding was reallocated at the end of the FY to bring it up to what you said. That can be done again as the board can reallocate funding as needed.
 - iii. Davis: gates supposed to be self-funded, gates budget is going up b/c of n gate repair;
 - iv. Davis: clarification on loan to gates
 - v. Davis: clarification on spraying budget; aeration project might be less; could move aeration budget to roads;
 - vi. Davis: Roads usually 65-68% of total; Gates will be taking money from the Roads; clarification that gate repair will be coming from reserve. Kinney: That's inaccurate as the Roads Budget is very consistent with the last two years have 62% of the funding available per proposal. Again, the main difference is the N. Gate Repair that's Required. Do you feel that we should not fund that project? There's nothing extra to allocate, if you believe that the Roads Budget is under-funded then suggest what budget fundings should be pulled from.
 - vii. Board decision that the Ramp Repair Funding/Project will be allocated to the Lakes Budget for \$3,000.00, per proposal.
 - viii. motion to approve FY25 budget if change is made for ramp project and can be overturned in future
 - 1. Davis, Kinney
 - a. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (Y), Bolser (Y) 8/0
 - i. 8:17 pm Passes
- b. Update on Bridge Certification-Donnie Davis
 - i. no update, will get back in touch now that Comcast work is over
- c. Consideration and Actions
 - i. Vote if needed from closed session regarding complaints

7. Consideration and Action

- a. None

8. New Business

- a. Multiple complaints of directors on property without permission
 - i. Blundy: reminder that this requires Property Owners approval
- b. Seating of Ray South and Vince Pitlik
 - i. time: 8:19pm
- c. Consideration and Action of board positions
 - i. Vote for President
 - ii. Vote for Vice President
 - iii. Vote for Treasurer
 - iv. Vote for Secretary
 - v. Election of director positions
 1. postpone vote, Special Meeting suggested to get Board members in place
 2. Davis: soonest meeting would be July 2
 - a. placement of Board positions
 3. Make a motion on July 2, 6pm, meeting TBD
 - a. Bolser, Buck
 - i. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (Y), Bolser (Y) 8/0
 1. 8:27pm Passes

9. Property Owner Comments

- a. Property Owner Talbert: first Board meeting attended, lived at LTEA for 1.5 years; neighbor cut down trees 15 ft onto property; Palmer did not have permission or apologize; Comcast equipment left on property for multiple days; Buck and James (PO) approached POs and said EPA had been called due to septic on property owners neighbor; also complained about property owner Smiley and salting driveways; wants communication; sharing Property Owner information should not be okay from board members; had filed police report for trespassing against board member Palmer;
 - i. Davis: apologizes for Comcast equipment, should have been on easement
- b. Property Owner: corner of lot has Comcast utility box and another phone utility box that was left wide open; Davis will check with Comcast, recommends that Property Owner contact AT&T; Davis will contact Bob Neff
- c. Property Owner: was impressed w/ tree trimming, has helped in the past and this year was the best it ever was
- d. Property Owner: suggested for Property Owners to donate money for specific projects, nominations director might not be needed; maybe nominations should do it;
- e. Property Owner: Clarification that July 4th Golf Cart Parade will be at 2:30 pm at north gate.

10. Closed Session (Complaint or Legal Counsel): time: 8:42pm, 8:50pm

11. Adjournment: 9:49pm

- a. Bolser motioned, Cole seconded
 - i. all yes
 - ii. time: 9:50pm