

LTEA Board Meeting

July 24, 2024

Oakwood Unit 76 Office

1800

Minutes

1. Call to Order: President calls to order at 1807
2. Pledge of Allegiance
3. Roll Call: Secretary
 - a. Present: Bolser, South, Blundy, Kinney, Huddleston, Greer, Pitlik, Palmer, Davis
4. Opening Remarks: President
 - a. Bolser: thanks Ray for running meeting last week. Bolser wants board to be a team and when you have difference of opinion lets keep it professional. We are here to support property owners. At end of meeting will have open time for property owners to speak and asks to keep it professional. If there are issues, please reach out to a board member.
 - b. Appointment for William Bucks position with end of term date of 6/30/2025.
 - i. Bolser asks board members to report any property owners interested. Blundy: Missy Quick. Davis: Van Lawver. Bolser asks property owners for interest and Missy Quick mentions Steve Brown.
 - ii. Missy Quick Introduction
 1. States she sent board of directors' an email regarding past practices for seating appointed Directors and being consistent. She is hopeful the board will be able to come together. Feels property owner's voices not being heard. Referenced her email regarding multiple board discussions regarding appointing the candidate with next highest votes from the annual meeting ballot and the email referenced 11 examples. The board has sought advise from attorney who recommends roll call voting. Property owners need to know how directors vote. States she has been attending meetings consistently for last 2 ½ years.
 - iii. Van Lawver Introduction
 1. States has been on board previously over water. Would like to help and needs a chance.
 - iv. Steve Brown Introduction
 1. You heard what I said at the last meeting it hasn't changed. States he attends meetings consistently. Grew up in LTEA. Has seen a lot of good and bad changes over the years.
 - v. Bolser states will do roll call vote and take the highest who is over 2/3's.
 - vi. Missy Quick voting results
 1. South (N), Palmer (N), Blundy (Y), Huddleston (Y), Kinney (Y), Greer (Y), Pitlik (N), Davis (N) 4/4 Failed 6:15 pm
 - vii. Van Lawver voting results
 1. South (Y), Palmer (Y), Blundy (N), Huddleston (N), Kinney (N), Greer (N), Pitlik (Y), Davis (Y) 4/4 Failed 6:16 pm
 - viii. Steve Brown voting results

1. South (N), Palmer (N), Blundy (Y), Huddleston (Y), Kinney (Y), Greer (Y), Pitlik (N), Davis (N) 4/4 Failed 6:17 pm

5. Board Member Reports

- a. President: Eric Bolser
 - i. No report, already gave his statement to start the meeting.
- b. Vice-president and Health & Safety: Ray South
 - i. No report
- c. Treasurer: Jeff Palmer
 - i. July Financial Report
 1. Thanks, Kinney, for smooth transition, she has assisted multiple times and was at his home Monday for 3 hours. July has been a busy month. Palmer and Bolser have been to the bank multiple times. Palmer has activated debit card. Bolser will activate debit card. Palmer will work on delinquent dues.
 - ii. Palmer mentions needing preapproval for expenditures. Bolser tables for later down agenda. Bolser encourages directors to provide report prior to meeting to help with minutes.
- d. Secretary: Kayla Blundy
 - i. Minutes 5-22-2024, 6-26-2024, 7-2-2024, and 7-16-2024: voted all together to approve
 1. South (Y), Palmer (Y), Blundy (Y), Huddleston (Y), Kinney (Y), Greer (Y), Pitlik (Y), Davis (A) 7 Yes with 1 abstain Passes at 6:30 pm
 - ii. Bolser requests board to review minutes to have them preapproved for meeting so we are ready to vote and approve during scheduled meetings.
- e. Roads: Donnie Davis
 - i. Comcast will finish up this week with final inspection and will get final report.
 - ii. IDNR: Davis contacted them regarding Eagle Bluff 2 years ago. IDNR has federal grants available to repair areas related to abandon mines. Possible repairs to Eagle Bluff, guard rails, and a garage/drive on a property owner's property. There are 9-11 areas through LTEA including the dam on VJ. Timeline for estimated completion is 1 ½ years.
 - iii. Contacted Clark Dietz regarding bridge inspection and are out of town, will connect when they return. Will take pictures and send to Champaign. Obtained numbers off bridge. IDNR stated would have fixed bridge.
 - iv. Pitlik asked about possible road closures. Davis states may have some and will provide notice and detours if needed.
- f. Gates: Ryan Huddleston:
 - i. On July 12 a property owner on golf cart followed truck through and broke south gate arm. Property owner will be fined \$200 plus parts to repair the damage.
 - ii. Huddleston will get with South regarding brick at north gate to repair and mortar.
 - iii. Bolser requests getting quote for north gate repair for items we are not able to repair and needs replaced.
- g. South mentions plastic belt guard for woodchipper needs replaced. Cost is \$2,500 for replacement. South will see about repairing it.
- h. Building Codes: Chris Greer:

- i. Will get with previous building codes Director Bill Buck to receive past building/active permits. Buck is in hospital.
 - ii. He has given Property Owner verbal approval and will give signed copy to property owner when he returns to town for a garage permit.
 - iii. Property owner discussed putting up a second shed. Greer declined second shed due to Covenant's only allows one, suggest moving one shed to other lot or may build a garage on lot with shed.
- i. Wildlife: Kendra Kinney:
 - i. Will reach out to the Vermilion Co. District Biologist to inquire about services that LTEA might be able to benefit from. It's been shared with her that PO are interested in donating to the Wildlife Fund for specific fish species as well as purchasing fish to be stocked in private ponds. She is working to develop a form for these interests so they can be taken into consideration for the upcoming Fall Fish Order. She is slowly building a Wildlife Committee and hopes to have a team available to assist soon.
- j. Nominations: Vacant
- k. Lakes: Vince Pitlik:
 - i. Talked with Vermilion County Health Department Mike Hannan regarding Water Quality Report. Hopes to collect in 1-2 weeks. Will ask to check PH and Nitrates. Concerns of string algae growth. Suggests having septic checked. Bolser suggests spraying 2 times per year. Pitlik states copper sulfate not allowed. Options to have weeds removed may cause \$1500-2000 through 1 Solution. Davis has concerns about waterlines in lakes. Blundy states budget committee suggested decrease funds for 1 spray per year. Blundy suggest volunteer with LTEA weed cutter. In past 2 boats used: 1 to cut and 1 to rake up onto land. Pitlik will continue to search for options.
 - ii. Pitlick cleared weeds on west side of bridge.
 - iii. Pitlik emptied garbage at ramps, suggests taking cans away. Huddleston states started this because so much litter on the ground. Bolser states will help to monitor garbage.
 - iv. Property owner states tree down in canal on chain of lakes. Pitlik and Greer will investigate this.

6. Old Business

- a. Update on bridge Certification- Donnie Davis
 - i. Discussed under roads report.

7. New Business

- a. LTEA Committees: Budget, Building, Lakes, Nominating, Roads, Security/Gates, Wildlife: 2 board members and 3 property owners if possible.
 - i. Budget
 - 1. Ray South
 - ii. Building
 - 1. Vince Pitlik, Steve Brown, and Jim Whittington
 - iii. Lakes
 - 1. Kendra Kinney and Van Lawver
 - iv. Nominating
 - v. Roads

1. Ray South, Bill Buck, and Scott O'Neill
 2. Kinney questions O'Neill on committee due to him being vendor. Kinney states he is a great asset but worried if conflict. Davis questions S. O'Neill on Budget. Kinney states did not discuss projects or select vendors.
- vi. Security/Gates
1. Ray South, Kendra Kinney, Rich Stipp, and Steve Brown.
 2. Has a couple other property owners willing to help but not be on committee.
 3. Bolser offers to help. Blundy states Bolser is on all of them.
- vii. Wildlife
1. Kayla Blundy, Vince Pitlik, Kerry Butson, Lynn Palmer, and Sammi O'Neill.
 2. Will reach out to property owners who are in the fishing tournament.
8. Consideration and Action
- a. Davis asks for motion for board to approve IDNR and associates to repair and fix all areas as needed and identified by the IDNR to be fixed through the Mines Subsidence Grants. Pitlik questions if IDNR goes on property owner property they will get property owner approval.
 - i. Motion by Davis, Second by Pitlik: South(Y), Blundy (Y), Kinney (Y), Huddleston (Y), Greer (Y), Pitlik (Y), Palmer (Y), Davis (Y) 8/0 Passes 7:11 pm
 - b. Expenditures
 - i. Palmer suggests donation to Oakwood United Methodist Church for meeting today of \$100.00.
 1. Motioned by Kinney, second by Davis: South (Y), Palmer (Y), Blundy (Y), Huddleston (Y), Kinney (Y), Greer (Y), Pitlik (Y), Davis (Y) 8/0 Passes 7:22 PM.
 - ii. Blundy questions use of Better Paving since board voted not to use them in the past. Davis states no longer property owners to be in bad standing.
 1. Motioned by Davis, Second by Pitlik to utilize Better Paving as Vendor: South (Y), Palmer (Y), Blundy (N), Huddleston (N), Kinney (N), Greer (Y), Pitlik (Y), Davis (Y) 5/3 Passes 7:25 PM.
 - iii. Bolser discuss emergency approval of expenditures. Blundy suggests budget committee to review for emergency use. Kinney verifies current rules expenditure includes section for emergency expenditures.
 - iv. Treasurer Expenditures:
 1. Audio Recorder up to \$50.00 for Secretary.
 2. Liftmaster bracket and ASE 3-piece arm for Gates up to \$750.00.
 3. Laptop for Treasurer up to \$500.00.
 4. Post office box payment due up to \$200.00
 5. Domain for year up to \$30.00
 - v. Davis over roads requests:
 1. Better Paving for \$1,440.00 for VJ Drive Asphalt
 2. Better Paving for \$5,482.50 for VJ Drive Asphalt
 3. Better Paving for \$4,080.00 West Autumn Asphalt
 4. Better Paving for \$3,315.00 West Autumn
 5. Better Paving for \$6,375.00 for East Autumn Asphalt

6. Better Paving for \$15,360 for Garisson Vision oil and chip.
 - a. Bolser questions if other bids. Kinney questions if contract. Davis does not have contract. Kinney reads Expenditure approval from Rules, roads needs contract if expenditure is greater than \$7,000 and previous was \$10,000. Davis rescinds request, delay to next month. Bolser agreed to move to next month request of approval of expenditure and to get a contract in advance. Palmer reported
7. Mowing for up to \$500.00 every 2 weeks for FY 24-25.
- vi. All above expenditures (less #6 for \$15,360 project rescinded) Motioned by Davis, Second by Pitlik for approval: South (Y), Palmer (Y), Blundy (Y), Huddleston (Y), Kinney (Y), Greer (Y), Pitlik (Y), Davis (Y) 8/0 Passes 7:39 PM.
 1. Palmer questions need for prior approval for expenditures if budget is approved. Palmer states when he was wildlife director, he did not get approval to purchase fish and checks were given. Kinney states yes but should have had preapproval. Palmer states it was in the budget. Kinney states budget are plans for year and actual expenditures/projects need approved. Bolser asks Kinney if she can be consulted if directors have questions and assist Palmer, Kinney agrees. Palmer states should trusts directors when invoices are turned into treasurer. Blundy agrees should be able to trusts directors.
9. Closed Session (7:42pm - 8:10 pm)
 - a. Three complaints and one violation addressed with letters to be issued to property owners for resolution.
10. Property Owner Comments
 - a. Property owner questions project with IDNR if able to put guardrails. Davis states only if related mine issues.
 - b. Bolser thanks property owners Quick, Brown, and Lawver and board will be in communication with them regarding vacant seat.
11. Adjournment
 - a. Motioned by Huddleston, Second by Palmer: South (Y), Palmer (Y), Blundy (Y), Huddleston (Y), Kinney (Y), Greer (Y), Pitlik (Y), Davis (Y). 8/0 Passes 8:14 pm