

LTEA Board Meeting

September 27, 2023

Oakwood 76 Unit Office

1800

Minutes

1. Call to Order: President Kayla Blundy
 - a. time: 6:00pm
2. Pledge of Allegiance
3. Roll Call: Secretary
 - a. Present: Blundy, Huddleston, Kinney, Bohlen, Buck, Butson, Cole, Davis, Neff, Palmer
4. Opening Remarks: President
 - a. be sure to provide certificate of insurance for vendor service and any legal documents to Kayla
5. Board Member Reports
 1. Vice-president and Health & Safety: Ryan Huddleston
 1. No report
 2. Treasurer: Kendra Kinney
 1. August Financial Report: SEE DOCUMENT ON WEBSITE
 2. trial for ACH payments for owners, uses separate account; \$200 minimum; PO thought it was quick/easy process, will be pulled the 10th of every month, can be any amount PO wants; will provide more info at Annual Meeting
 1. Davis doesn't agree w/ separate account
 - a. Kinney: not possible to create third account in QuikBook online
 2. Davis: if someone wants to pay cash, how do they do that?
 - a. see at annual meeting if folks need other option; Davis wants to make other options possible
 3. ACH only for now, w/ potential for other payment options
 - a. Neff makes motion, Butson seconds, Davis opposes, all other board member are in favor and motion passed
 - i. time: 6;17pm
 3. tax year 2022: due Oct 1, filed an extension on Sep 15; \$30 wire transfer for estimated payment; state has also been paid, this is not included on financial report as check cleared after closing date; LTEA owed paymet due to property sale
 3. Secretary: Kerry Butson
 1. Minutes (07/05/2023 Special Meeting, 08/23/2023 Board Meeting)
 1. 07/05/2023 minutes: Palmer makes motion, Kinney seconds,, all in favor
 - a. time: 6:21pm
 2. 08/23/2023 minutes: Huddleston makes motion,, Buck seconds, all in favor
 - a. time: 6:24pm
 4. Roads: Donnie Davis
 1. mowing all around LTE, O'Neil's donated 11 hours of extra mowing

2. speed limit signs have been placed
3. made some calls to remove the speed bumps
4. posted gate signs regarding exit line
 1. discussion to provide more information for people on approach to exit line
5. handout for a solar powered speed trailer
 1. discussion on whether or not it can be enforced; Neff, Huddleston want to make sure it's enforceable
 - a. call and find out if it has a camera, then move forward from there; Davis will get more information on it
5. Gates: Barb Bohlen
 1. getting familiar with database and making laptop updates
 2. Ameren has 23 keys, are requesting four more
 1. discussion on who has keys, is it possible to look and see what keys have/have not been used in a year
 3. not gate related: AQUA water potential grant; need articles of incorporation and EIN to move forward
6. Building Codes: Bill Buck
 1. addressed several issues
 1. multiple campers on properties; one owner asked for extension to make some repairs, no time frame; another one had requested extension, they will have it removed this Fall
 2. wTo other building permits, one carport on one of the older LTEA lots; shed brought in w/o permit; didn't have a permit but has submitted one after the fact; will be discussed at building code committee meeting
 3. PO: How
 - a. PO question on why they can't place another building when other properties have multiple buildings
 - b. PO: How is LTEA notified when new owner moves in?
 - i. Buck suggests welcoming committee so that all new POs receive information
 - ii. Cole will take the lead on welcome committee, will come up w/ list of info
 2. new garage, no permit, 202 Falcon Crest: submitted one previously, but has gone missing, will add to agenda for next meeting
 3. PO asks about removal of two toilets and a tub from property
 1. Huddleston will issue warning
 4. PO inquiry about vehicles
 1. as long as registration is current, they are allowed
7. Wildlife: Jeff Palmer
 1. asked for input from POs regarding fish, contacted with Buck/Neff
 1. sterile Grass Carp into nine ponds, should help to clean up weeds from lake; IDNR requires permit as they are a protected, controlled species
 2. Palmer requests record of what fish were put in previously
 3. PO: plan to get rid of otters?
 1. can start trapping in November; PO requests plan to to remove
8. Nominations: Sherry Cole
 1. bulletin board requests: contact Cole

9. Lakes: Bob Neff
 1. more aerators; found a place to purchase for \$250; would like to spray one more time and use leftover money for aerators; POs would have to install and pay for power

 6. Old Business
 1. Budget Committee Proposal
 - i. Davis: how many meetings for budget committee?
 1. Kinney had one in person, lots of email communications
 2. Davis requests additional time to review fund request proposal
 3. Discussion over whether change should be a Bylaw or Rule change
 - a. Butson: more flexibility with Rules over Bylaws
 - b. Vote to implement proposal Jan 1:
 - i. Neff makes motion, Bolen seconds; Palmer, Davis, oppose; all others yes, motion passes
 1. time: 7:36pm
 4. Kinney will draft letter to vendors;
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7. New Business
 1. Discussion of vote to appoint Bolen to Board at last meeting
 1. mistake with vote at last meeting; Palmer, Buck and Cole votes were not included since they abstained, so vote didn't count since it wasn't $\frac{2}{3}$; typically votes for people that abstain aren't counted in total
 2. PO: abstention counted but not for/against
 3. Butson inquires about difference between abstaining and recusing
 1. discussion regarding whether an abstention counts or doesn't count toward a vote
 4. Revote to appoint Bohlen: Neff, Huddleston
 1. Yes: Neff, Huddleston, Buck, Kinney, Davis, Butson, Cole
 2. Abstain: Palmer
 - a. time: 8:01pm
 2. Discussion regarding speed bump
 1. Huddleston has access to skid steer w/ mill: free of cost, will be smooth
 2. Cole: has heard good things about folks slowing down
 3. Huddleston: all of the Board should have a vote, not one person; Board already voted to remove it
 4. discussion over how speed bump was paid for; Blundy thinks more information needs to be shared so that POs can make an educated decision; Huddleston will remove
 3. PO asked about trimming trees; will ask volunteers to cut trees; Nyers has chipper
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8. Closed Session (if necessary) (time: 8:08pm, 8:12pm)
 - a. Complaints and Legal Counsel
 - i. Barney: opinion on voting (see document)
 1. Davis: doesn't agree with opinion that when it comes to personal votes, it should not be a roll call vote; POs should know how Board is voting so that they can decide whether or not Board members are serving the community well

2. Palmer: POs have right to know decisions regarding money; personnel another issue; roll call except for personnel appointments
- ii. complaints
 1. Wheeler: complaint not valid because he owns no property at LTEA; Neff asked for clarification on what work was done; Davis reviewed the work;
 2. O'Neil
 - a. Blundy asked Davis whether or not he knows what's going on; Davis said he's clearing lot and filling in holler; Davis said O'Neil had permission to do it; VCHD has been contacted, there is video; Palmer states that the O'Neil complaint should be backed off; VCHD will take care of it; Neff had conversation with POs, he was asked to leave and he left; have two people come over and address; the dumping was witnessed, will include that in the letter that will address O'Neil complaint
 - b. should we wait on response, need to send within 30 days
 3. Whittington: email was drafted, Palmer asked to wait; letter will be sent out as is
 - a. second camper: Buch wants to change "30 consecutive calendar days"; covenants supercede; get specific date; Buck has given an approval for it to stay Nov 1; Blundy will contact;

9. Property Owner Comments: re-open (8:53pm)

10. Adjournment

- a. Neff, Buck, all in favor (8:53pm)
- b. (time: