

LTEA Board Meeting

May 22, 2024

Oakwood 76 Unit Office

1800

Minutes

1. Call to Order: President
 - a. time: 6:01pm
2. Pledge of Allegiance
3. Roll Call: Secretary
 - a. Present: Kayla Blundy, Ryan Huddleston, Kendra Kinney, Kerry Butson, Bill Buck, Sherry Cole, Donnie Davis, Bob Neff, Jeff Palmer
 - b. Visitor: Art Svymbersky (Comcast)
4. Opening Remarks: President
 - a. Military recognition by Jeff Palmer
 - i. moment of silence for all those who are serving or have served, with special recognition for those who have been on the LTEA Board or are LTEA residents
5. Board Member Reports
 - a. President: Kayla Blundy
 - i. no report
 - b. Vice-president and Health & Safety: Ryan Huddleston
 - i. no report
 - c. Treasurer: Kendra Kinney
 - i. Monthly Financial Reports
 1. see report
 - ii. Expenditures to Review
 1. no expenditures
 - d. Secretary: Kerry Butson
 - i. Minutes (Special Meeting Minutes 03/29/2024 and 4/28/2024 Annual Meeting)
 1. 03/29/2024 Special Meeting
 - a. Blundy: CICA Definition: "Meeting of the board" or "board meeting" means any gathering of a quorum of the members of the board of the common interest community association held for the purpose of conducting board business. Nothing specifies a quorum is established during roll call. Meetings would not be called to order if a quorum is not met; updates to minutes previously include roll call changes upon advice of LTEA attorney, Barney
 - b. Discussion of roll call and change of meeting from regular Board Meeting to Special Meeting
 - i. Kinney: suggests leaving #1 and #2 in minutes the way they read, deleting everything else until adjournment
 2. Palmer made motion, Kinney seconds
 - a. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (N), Neff (N)
 - i. passes, time: 6:21pm

3. 04/28/24 Board Meeting
 - a. Davis: update to section e.ii to ~16k bid
 - b. Davis makes motion, Neff seconds
 - i. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (Y), Neff (Y)
 1. passes,time: 6:26pm
- e. Roads: Donnie Davis

Comcast installation going well, 8.5 miles of boring; 7 problems w/ cutting AT&T lines; PO water line was hit but fixed that day; mailbox damaged but is fixed; crews coming in behind w/ grass seed

 1. PO question regarding why aren't lines installed above ground in some locations
 - a. Davis: some AT&T lines not buried deep enough
 2. Garrison-Vision roadpack, oil-and-chip on Brooks Ct to be done soon
 3. trees: 43 dead trees, red ribbons dead, yellow ribbons partially dead
 - ii. Discussion regarding check payment process
 1. Davis: would like a check each time a vendor is done w/ work, shouldn't have to wait 5-7 days
 2. PO suggestion that contracts should state payment within 30 days
 3. Blundy: do you have different verbiage for what it should state?
 4. Kinney: update to rules in September; all approved expenditures will be first Friday of month unless expressed otherwise though checks have been issued more often
 - iii. Discussion of tree removal
 1. Discussion on potential safety waivers signed by volunteer; Davis: will contact LTEA insurance agent Deneau; PO: has waivers that have been used in the past, will pass along to Board
 2. potential date: June 8 rummage sale so Comcast and trees shouldn't be done on that day; Butson will get call for volunteers posted soon
 3. Buck, Davis will work on date and getting equipment together
- f. Gates: Ryan Huddleston
 - i. Discussion of gate repairs
 1. N. Gate pad deteriorating, cabinet needs repair; S&K quoted replacement cost of \$16k to Bohlen
 2. PO volunteered to help investigate repair to save money
 - ii. gate will be open for June 8 rummage sale, 8-4pm
- g. Building Codes: Bill Buck
 - i. three inquiries from POs regarding mobile/modular homes
 - ii. Discussion of permit for 106 Falcon Crest, needs Board approval
 - iii. PO: question regarding property w/ older camper w/ tarp, brought in another camper;
 1. Buck, Davis have stopped to talk to PO, will be removing
 - iv. Buck makes motion to approve shed at 106 Falcon Crest, Kinney seconds
 1. Huddleston (Y), Kinney (Y), Butson (N), Cole (Y), Buck (Y), Davis (Y), Palmer (Y)
 - a. passed, time: 7:21pm
- h. Wildlife: Jeff Palmer
 - i. no report
- i. Nominations: Sherry Cole
 - i. contacted two POs who might be interested in appointed positions
- j. Lakes: Bob Neff

- i. contacted Solitude to schedule Spring spraying, last year's spraying was June 5th , scheduled for June 4 this year, contingent on weather; Florence will not be sprayed as it is not LTEA property

6. Old Business

- a. Comcast update: Svymbersky (Comcast)
 - i. difficult installation if lines aren't marked
 - ii. 36 homes over 250 ft from box; installation in easement, some might be on property if folks want connection now
 - iii. crooked utility boxes will be straightened
 - iv. as they get ready to deploy services, they want to be respectful about getting folks ready to be signed up; will coordinate with Board about date/time to talk to POs about service
 - 1. Kinney coordinating collection event for June 23, Comcast could set up a table there
 - v. Svymbersky leaves letter and list of addresses for 25 people who are too far back from road, Davis will review list and coordinate letters
 - vi. Svymbersky will provide material to add on to bulletin boards regarding services
- b. Update on Bridge certification: Donnie Davis
 - i. spoke to gentleman who does certificates, currently out of town but will do inspection
- c. Lien for PO who lives outside of LTEA
 - i. lien removed from property that was not LTEA property
- d. Insurance input regarding locking of the lakes.
 - i. Per Sean Deneau: "When this came up awhile back, I did check with the insurance company. They have no issues with this either way. This is an LTEA discussion, not an insurance issue."
- e. Consideration and Actions
 - i. Building Codes, Paragraph 27. Property owners Responsibility, Section 2
 - 1. A,4., A,5, a1, b2, 3, 4 (out of order)
 - 2. Suggested change
 - a. 1. 15 mile per hour speed limit applies to all LTEA roads.
 - b. 2. Weight limits shall be observed to protect LTEA roads.
 - c. 3. Bridge weight limit is 16,000 pounds, or 8 tons, at all times.
 - i. NOTE: may change depending on bridge inspection
 - d. 4. Road weight limit is 5 tons from December 1st to April 1st or after, depending on the road conditions and/or weather as determined by the Roads Committee Chairman.
 - e. 5. Road weight limit is 25 tons from April 1st or after, depending on conditions, until December 1st.
 - f. 6. Load limit variance request shall be submitted in writing to the LTEA Board, or in the event of an emergency, to the Road Committee Chairman.
 - 3. Davis makes motion to approve changes, Cole seconds
 - a. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (Y), Neff (Y)
 - i. passed, time: 7:54pm
 - ii. NOTE: Building Codes not currently in format that can be updated and need to be completely retyped

7. Consideration and Action

- a. Vote on open appointed Director Seat 7, formally Barb Bohlen's with date ending 6/30/2026.
 - i. Missy Quick: 57 votes from annual meeting

- ii. Steve Brown: 48 votes from annual meeting
- iii. Davis: any other interested POs? Eric Bolser
- iv. Cole: Loren Douglas also interested, currently out of town
- v. introduction and information from from Quick, Brown, Bolser, Cole on behalf of Douglas ($\frac{2}{3}$ of the Board would need to vote yes for appointed position)
- b. Huddleston makes motion for Quick vote, Butson seconds
 - i. yes: 4
 - no: 4
 - not approved, time: 8:09pm
- c. Neff makes motion for Brown vote, Butson seconds
 - i. yes: 1 1 1 1
 - no: 1 1 1 1
 - not approved, time: 8:11pm
- d. Neff makes motion for Bolser vote, Davis seconds
 - i. yes: 1 1 1 1 1 1
 - no: 1 1
 - time: 8:13pm, Bolser seated to appointed position on the Board

8. New Business

- a. FY25 Budget Proposal
 - i. see PowerPoint presentation
 - ii. Discussion on Roads budget
 - 1. more budget needed; section of E Autumn needs asphalt repair, Flat Hill and E Autumn needs asphalt, Garrison-Vision from repair from end to end
 - 2. Bolser: any estimate included for electronic speed limit signs
 - a. not currently included in current numbers
 - 3. discussion on boat ramp repairs and whether that is Roads or Lakes budget
 - 4. PO: five year plan and road repairs, are we on target?
 - a. Davis: roads repairs have been holding up well; side roads that were tar-and chipped are being maintained, less damage from snow plows
 - 5. PO: concern whether Board members can go on someone's property if a culvert if causing a problem
 - 6. brush push back: \$660 last year for Fall push back (and there was a donation of 11 hours), this year is \$3200 for Fall and Spring
 - iii. PO: question on which ponds get fish
 - 1. Palmer: Chain, Matthews and Charlotte; donations welcome if POs want fish on specific ponds
 - iv. Budget Committee will meet to make revisions prior to next Board Meeting for budget approval before July 1
 - 1. Discussion on reallocation of funds left
 - a. legal: only foresees re-filing two liens
 - i. \$2300 of \$2518 reallocated to Roads
 - b. insurance, already paid, \$328.24 remaining to go to roads
 - c. admin: will circle back w/ purchase of laptop and church donation
 - i. ~\$1337.03 reallocated from Admin to Roads
 - d. wildlife: \$520 that could potentially go to Roads; poor record keeping on fish from the past; would like to post signs (\$100) regarding fish to place at boat ramps

- e. motion to move \$85.86 needed for property tax from leftover admin budget
 - i. Davis makes motion, Neff seconds
 - 1. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (Y), Neff (Y), Bolser (Y)
 - a. approved, time: 9:04opm
- f. laptop purchase up to \$500
 - i. Butson makes motion, Davis seconds
 - 1. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (Y), Neff (Y), Bolser (Y)
 - a. approved, time: 9:05pm
- g. \$100 signage for boat ramps
 - i. Kinney makes motion, Buck seconds
 - 1. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (Y), Neff (Y), Bolser (Y)
 - a. approved, time: 9:05pm
- h. \$300 offering to church for usage for Annual Meeting
 - i. Huddleston (Y), Kinney (Y), Butson (Y), Cole (Y), Buck (Y), Palmer (Y), Davis (Y), Neff (Y), Bolser (Y)
 - 1. approved, time: 9:08pm

9. Closed Session (Complaints or Legal Counsel)

- a. beginning time: 9:12pm

MINUTES UNAVAILABLE DUE TO SOUND ON RECORDING, MEETING ADJOURNS at 10:14pm