

LTEA Board Meeting

August 23, 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, Butson, Buck, Cole, Davis, Neff, Palmer
4. Opening Remarks: President
 - a. none, will proceed with Board Member reports
5. Board Member Reports
 1. President: Kayla Blundy
 1. no report
 2. Vice-president and Health & Safety: Ryan Huddleston
 1. no report
 2. received water sampling results, will post copy to website
 3. Treasurer: Kendra Kinney
 1. Financial Report
 1. Acton/Snyder check canceled, legal representation successfully transitioned to Barney
 2. Tap2Open check for fiscal year cleared, gate keypad paid for
 3. assessment updates
 - a. 3 outstanding liens from FY 2023, 14 delinquent POs, they have been contacted
 - b. \$127,150 collected; \$257 in boats; \$500 in late fees, gates self funded
 4. ACH payments: has issued letters to current vendors notifying them that these can now be issued
 5. FY 2022 taxes: due Oct 1
 6. Mr. George conducting audit for FY 2023
 7. PO wants to make an advance payments for next year; Bylaws say we can do installment
 - a. discussion regarding which account should be used to collected payment; Kinney will check with bank to see what options are
 8. Discussing regarding payment for brush clearing and work it included
 4. Secretary: Kerry Butson
 1. Minutes (07/05/2023 Special Meeting, 07/26/2023 Board Meeting)
 1. 07/26/2023: Cole makes motion, Neff seconds, all in favor (time: 6:19pm)
 2. 07/05/2023: approval postponed, Davis would like to discuss with Blundy privately

5. Roads: Donnie Davis
 1. repairs: culverts to L. Sally, installed 7 ft extension;
 2. Davis requests paper check for Scott O'Neill, not ACH payment
 3. got approval from JULIE and will post signs at N and S Gate
6. Gates:
 1. gate report emailed from Stipp
 1. school year: gates open from 7:25 to 7:35 and from 8:30 to 8:40 in the mornings and 2:05 to 2:15 AND 3:35 TO 3:45 in the afternoon.
 2. gates open for Labor Day weekend
 3. bracket and pin arm on N Gate replaced
7. Building Codes: Bill Buck
 1. PO built without permit, has been trying to get in touch with owner
 2. Neff: asks about PO building carport: PO has gotten approval
8. Wildlife: Jeff Palmer
 1. Wildlife Committee: needs a Board member and PO to join committee; Buck will be on Wildlife Committee, Palmer will serve on Building Codes
9. Nominations: Sherry Cole
 1. contacted folks for appointed position to be voted on
 2. Blundy: two people interested, if anyone in attendance wants to run, they can also be included
 3. Steven Brown will also be on Building Codes committee
10. Lakes: Bob Neff
 1. no report
 2. Cole requests help with lake behind house; Huddleston volunteers

6. Old Business

1. Appointment of one Director for Seat 7 with term ending 6/30/2026 (Pat Bennett)
 - i. Blundy reads Ray South and Barb Bohlen bios
 1. Ray South vote: Palmer - Y, Buck - Y, Neff - N, Huddleston - N, Davis - Y, Butson - N, Kinney - N, Cole - Y, Blundy (breaks tie) - N
 - a. South not elected
 2. Bohlen vote: Palmer - N, Buck - N, Neff - Y, Huddleston - Y, Davis - N, Butson - Y, Kinney - Y, Cole - N, Blundy (breaks tie) - Y
 - a. Bohlen not elected
 3. Discussion on candidate qualifications for maintaining gates
 - a. South withdraws from election
 4. Discussion on open vs closed vote and which one is correct; Barney advised Board that vote should be open
 5. Bohlen second vote: Palmer - A, Buck - A, Neff - Y, Huddleston - Y, Davis - N, Butson - Y, Kinney - Y, Cole - A
 - i. Bohlen elected (4 yes, 1 no, 80% majority)
 6. Blundy will get clarification from Barney and do research on open vs. closed vote
 7. Bohlen seated on Board (time: 7:14pm)
2. Huddleston asks about speed bump removal
 - i. Davis: Roads doesn't have funds, probably won't until Spring
 - ii. Discussion regarding removal with time and resources donated by POs
 - iii. Blundy states removal needs addressed this fiscal year

7. New Business

1. Budget Committee Proposal: (Kendra Kinney, Sammi O'Neill, Kaylie Andrews, George Peterson, Kayla Blundy ad hoc)

1. SEE DOCUMENT, highlights below:

1. expenditures must be pre-approved no matter the amount; allows POs to have input; budget would be more proactive rather than reactive; can also approve monthly fixed expense; only pre-approved amount could be paid, rest would have to get additional approval for anything higher than pre-approved amount; emergencies defined in Bylaws, can be paid with approval of executive board

2. contracts needed for all work

3. multiple bids if possible, judgment of completed project before payment

4. Directors present annual report plus plans for upcoming year, 3 year, 5 year

5. questions/comments

1. Neff thinks it makes sense

2. Davis: Roads budget approved during annual budget approval; bids difficult because prices change, doesn't want to get expenditure re-approved

a. Kinney: vendors estimate how much material is needed so bid is already somewhat done

b. O'Neill: amount of bid will not always be 100% right but that's to be expected

c. Davis: doesn't want to have to keep going back to Board when bids change, bids usually only good for 30 day

d. Davis requests time review Proposal, further discussion/approval postponed to next meeting

8. Open Meeting closes at 7:49pm for Closed Session, re-opens at 8:35pm

a. time: 7:55pm

9. Property Owner Comments

a. PO: weeds in Cole cove worse than ever before, can't get boat across lake

i. Neff/Huddleston will look into options and see if marine biologist can come over and look at it

10. Adjournment

b. Neff makes motion, Bohlen seconds, all in favor

i. time: 8:43pm