

LTEA Board Meeting

February 28, 2024

Oakwood 76 Unit Office

1800

Minutes

1. Call to Order: President
 1. time: 6:00pm
2. Pledge of Allegiance
3. Roll Call: Secretary
 1. Present: Blundy, Huddleston, Kinney, Butson, Buck, Cole, Davis, Palmer
 2. Absent: Bohlen, Neff
4. Opening Remarks: President
 1. will go right into Board Member reports
5. Board Member Reports
 1. President: Kayla Blundy
 1. N/A
 2. Vice-president and Health & Safety: Ryan Huddleston
 1. N/A
 3. Treasurer: Kendra Kinney
 1. Monthly Financial Reports
 1. Jan 15 - Feb 15 report (SEE PROVIDED DOCUMENT)
 1. two delinquent POs made payments
 2. Expenditures to Review
 1. insurance: auto insurance increase; blanket insurance to cover all ten directors under new policy; increase of \$249 for the year
 2. Kinney and Butson expenditures submitted (SEE APPENDED TABLE)
 3. Davis: requests expenditures for Roads
 1. O'Neill: culvert at end of GV Drive
 2. A1: road maintenance work for \$12,042k (15 ton hot patch)
 4. West Autumn Spur is covered in grass and used to be gravel. This could cost \$7,000-10,000 but will be discussed at a later time
 5. Kinney: requests contract w/ A1; Davis will send copies of COI and insurance; half payment due up front; Board will need that to approve;
 6. Vote to approve O'Neill work and admin/office supplies:
 1. Kinney makes motion, Cole seconds, all approved
 1. time: 6:11pm
 4. Secretary: Kerry Butson
 1. Minutes
 1. 01/24/24 Board Meeting
 1. Huddleston make motion, Kinney seconds, all approved
 1. time: 6:14pm
 2. 01/31/24 Special Meeting
 1. Cole makes motion, Huddleston seconds, all approved
 1. time: 6:15pm
 3. 02/23/24 Special Meeting
 1. Huddleston makes motion, Kinney seconds, all approved

1. time: 6:19pm
2. Annual Meeting Planning
 1. Document rough drafts: informational sheet and Board Director ballot
 1. Cole will get dates for appointed member terms on Board Director ballot
 2. Timeline
 1. Apr 28, 2024: Meeting per LTEA Bylaws; Huddleston worked with Stipp to reserve church for meeting
 2. Mar 28, 2024: Mailing sent to POs
 3. Mar 15, 2024: all candidates submit bios provided via email
 4. Mar 15, 2024: documents to be finalized at Special Meeting
 3. Butson will post message at gates calling for an contact info updates
 4. Potential Bylaw changes
 1. Kinney: Palmer brought complaint last month about POs not being in good standing; only people who are financially delinquent are not in good standing; do we want to expand on that?
 1. PO: campers; new PO comes out, sale of property might make a PO in violation; maybe start approaching violations first
 2. Kinney will work w/ PO to draft some suggested language for Mar 15 Special Meeting
 2. Palmer: gates open for weddings, events, etc; would like to make a motion to open them only for rummage sales
 1. Blundy: concern over more wear and tear on the gates
 1. Davis: there is gate budget; security bigger concern
 2. PO: suggests opening for funerals;
 3. Palmer: suggests posting no trespassing signs at gates
 4. Kinney would like to keep gates open for funerals
 5. Vote on Rules, Section 2.B: remove 5 and 6a keep 6a and move to 5
 1. Palmer makes motion, Cole seconds, Davis and Buck approved
 1. opposed: Butson, Huddleston and Kinney
 1. passed: time: 7:00pm
 6. Palmer: watercraft on LTEA: since gates will be locked, no need for boat stickers
 1. wanted to strike section D (2, 3, 4);
 2. Vote to remove Rules Section D.2, D.3, D.4
 1. Palmer makes motion, Buck seconds; all approve
 2. time: 7:06pm
 7. Palmer: reinstate lock on Lake Florence
 1. Blundy: asks why ramp lock is necessary since gates already locked per previous vote
 2. POs: other lakes in LTEA are not locked
 1. Palmer: would like all lakes to be locked; in past LTEA has done it for liability reasons
 3. PO: concern if there is a medical emergency and vehicles can't access lake
 4. Vote: Palmer makes motion, Cole seconds, Davis and Buck in favor
 1. opposed: Butson, Huddleston, Kinney

2. passed: time: 7:16pm
 5. lock to be placed April 28, 2024; edit the Annual Mailing information sheet to remove section regarding boat stickers
 6. Palmer will provide info on lock and key costs at next Board meeting
 7. PO: why not do all boat ramps?
 1. Palmer wants to make a motion to install locks, key and gates at ramps that do not have them
 1. Kinney: requests costs since two gates are to be included
 2. Palmer: will estimate for Matthew and Lohr's Landing; single key will fill all locks
 3. Blundy wants to make sure that safety measures are followed for POs to access gates
3. Roads: Donnie Davis
1. snow: PO got stuck on Sunset Strip after going too fast
 1. Blundy: asks if LTEA owns property
 1. Davis: property is owned by railroad
 2. potholes: will start filling and provide contract; spurs/side roads have held up fairly well
 3. Davis: expenditure rules hurting ability to take care of roads, Roads Director should be in charge according to Bylaws
 4. Davis would like to make motion to remove the new changes regarding expenditures added to Rules
 1. Davis: keeps tracks of everything he does; wants to do his job and Rules change preventing that
 2. Palmer seconds; thinks change should have been in Blyaws instead of Rules
 3. Blundy: states contracts must be signed by Secretary and President; Davis
 4. Blundy concern is that previous Roads bills submitted under \$10k even though work was continuous and w/ same company
 5. Kinney: budget committee had discussions about planning ahead and submitting contracts; intention was for upfront planning
 6. Davis: Board approved \$8k for weed spraying w/o contract
 7. Vote to remove recent changed to Rules Section 1.A and revert back to previous verbiage
 1. Davis makes motion, Palmer seconds, Cole and Buck in favor
 2. opposed: Butson, Huddleston, Kinney opposed
 3. passed: time: 7:41pm
 2. Vote to update Rules in all places where LTEA "members" are referred to as "Property Owners"
 1. Butson makes motion, Palmer seconds, all approved
 1. time: 7:43pm
 3. Rules Section 3, E, 2: Davis makes motion to remove "on a permanent basis" so that there is only one camper allowed per lot;
 1. Davis makes motion, Palmer seconds, Cole and Buck in favor
 2. opposed: Butson, Huddleston, Kinney

1. passed: time: 7:48pm
4. Rules Section 3, E, 4: Davis motion to delete completely; no additional campers on lot even on temporary basis
 1. Davis makes motion; Palmer seconds; Cole and Buck in favor
 2. opposed: Butson, Huddleston, Kinney
 1. passed: time: 7:50pm
5. Rules Section 3, F, 8: Davis want to to add "LTEA gates"
 1. Davis makes motion, Cole, seconds, all in favor
 1. time: 7:53pm
6. Rules Section 2, A, 6: Davis wants to add "or Treasurer"
 1. Butson makes motion, Palmer seconds, all in favor
 1. time: 7:55pm
7. Rules Section 2, E, 6: Davis wants to remove reference to LTEA newsletter
 1. Butson makes motion, Palmer seconds, all in favor
 1. time: 7:57pm
4. Gates: Barb Bohlen: In Florida until around April 1
 1. N/A
5. Building Codes: Bill Buck
 1. Rules Intro.C: Buck want change to "obtained from secretary or Building Code Director"
 1. Buck makes motion; Butson seconds; all in favor
 2. time: 8:03pm
 2. update Building Codes regarding roads: 3 to 12 pitch should be changed to 4 to 12 "except for special applications that may be allowed upon approval of LTEA Board"
 1. Buck makes motion; Cole seconds; all in favor
 1. time: 8:07pm
 3. update Building Codes regarding size limit on gazebos
 1. Buck makes motion Palmer seconds; all in favor
 1. time: 8:09pm
 4. Rules Section 2.A.5
 1. install weight limit sign on new bridge; bridge needs to be inspected in advance
 1. Davis: three inspections were paid for, Kinney should have record; no sign currently posted
 2. Buck: inspect bridge ASAP before posting sign; Davis will contact inspector
 5. Building Codes Section 2.5.A
 1. point 1, point 2 should have preceding a) and b) deleted; point 3 stay same; point 4 load limit request submitted in writing; Butson requests sidy-by-side comparison, Davis will provide
 6. Buck asks for clarification on when Davis will get bridge inspected; Davis will start working on it immediately
6. Wildlife: Jeff Palmer
 1. hasn't seen weeds in lakes yet, hopefully grass carp are doing what they are supposed to do
 2. Palmer would like to evaluate current fish stock via shock
7. Nominations: Sherry Cole
 1. seven people have contacted regarding running for Board; has requested bios though they don't have to provide
8. Lakes: Bob Neff: In Florida until around April 1
 1. N/A

6. Old Business

1. Comcast Agreement

1. Art Svymbersky is in attendance for questions

1. Buck: asks why Comcast changed from depth from 48" to 36"

1. Svymbersky: three sections regarding depth confusing so they separated it out to clarify w/ three bullet points; based on technical abilities; Vermilion Co law doesn't specify that depth needs to be 48" everywhere, just under roadways, streams, etc

2. Davis: concern regarding hitting fiber if LTEA cleaning out canals

1. Svymbersky: they will go 48" underneath finished grade; don't want to go to a depth where they may damage other utilities

2. Davis: will they provide charts/maps before starting?

1. Svymbersky: Vermilion Co doesn't have it, they might find some of it out for us and will provide map

3. Vote to approve Comcast agreement

1. Butson makes motion, Davis seconds, all in favor

1. time: 8:33pm

4. they will clean up and send back for Blundy and Butson to sign

2. Building Permit denial letter

1. Palmer makes motion, Davis seconds, all in favor

1. time: 8:37pm

7. New Business

1. Telecommunication

1. Blundy: Illinois Statutes: 205 ILCS 305/29: Able to use telecommunications for phone in board meetings

2. Blundy Illinois Common Interest Community Association Act: Able to vote via technological means

1. Blundy: unless specifically not allowed by Bylaws, this is allowed

2. Palmer: states statute that Blundy is referencing is the credit union act, not articles of incorporation

3. Blundy: Bylaws mainly address that electronic voting not allowed

3. discussion regarding the length of time between meetings in the winter

1. Butson: suggests that we might change meeting dates in Nov and Dec so as not to interfere with the holidays

4. PO: can PO comments be moved before closed session?

1. Blundy: agenda will be updated

5. PO: concern that some PO comments limited are allowed during meeting and others not

1. Blundy: will address in future

8. Property Owner Comments

1. petition regarding speed bump

1. Blundy: 20% of POs can request to have a Special Meeting

2. Kinney: suggests a Special Meeting be scheduled to discuss

3. Palmer: June 21, 2023 minutes

1. vote to remove speed bump recorded incorrectly, Neff's vote was not recorded in approved minutes

2. Annual Meeting: suggestion to put it up for a vote to all POs

1. Davis: according to Bylaws, Roads Chair had authority; Bartosh suggested four in past

2. Butson and Davis will work together to come up with verbiage to remove or retain current speed bump for Annual Meeting vote
 4. Welcoming Committee: will start distributing packets
9. Buck: 243 violations in LTEA that have not been addressed in a long time
 1. Lots w/ illegal carport sides: 8ea
 2. Lots w/ multiple campers: 10ea, one lot with 3
 3. Lots w/ campers with no plates or verification on license: 59ea
 1. Suggest a way to verify
 4. Lots with Boats/trailers/etc with Licence verified: 68ea
 5. Lots with multiple storage sheds: 47ea
 6. Lots with various rules broken: cleaned up, Business signs on lots/trailer. vehicles with no plates: 11ea
 7. 38 buildings built across double lots; our charter with state is that out lots have to be individual lots; it's in covenants and in one of the LTEA documents
 8. Discussion regarding properties w/ violations that may not be visible from road; Palmer suggests a drone could be used to view properties
 9. Buck: how to go backwards? huge mess; need process to move forward
 10. Buck: just received a building permit in June 2023, not regarding pole barn
 11. PO: some items can be easier fixes, including licenses
 12. Discussion on how to address violations
 1. Davis: Board needs to find POs and ask them to address violation; if they do not, fine them and then put a lien on the property
 2. Cole: there should be a stake in the yard to identify that a permit has been issued
 13. not all are Building Codes violations, some are Health&Safety
 1. Huddleston will start contacting POs in violation by phone
10. Closed Session (Complaint or Legal Counsel): time: 9:39pm
 1. two complaints: drainage pipe, Davis will contact
 2. speed bump: Blundy will contact stating there will be PO vote at Annual Meeting
11. Adjournment
 1. Butson makes motion, Palmer seconds, all in favor
 1. time: 9:41pm