

LTEA Board Meeting – August 26, 2020 Laury Barn in Kennekuk Park, 6:30 PM

Minutes

1. Call to Order and Pledge of Allegiance, Dr. Bartosh: *Pat Bennett called the meeting to order at 6:34.*
2. Roll Call – Secretary: *Present – Bennett, Butchko, Cole, Hines, McQueen, Neff, Peterson, Smoot, Stipp, and Bartosh. Stipp and Bartosh arrived at 6:43.*
3. Recognition of Guests: *Steve Myers, Chris Butchko, Richard Cole, Jan and Gary James, and Sherry Mascari.*
4. President’s Report, Dr. Bartosh: *No report.*
5. Vice-president’s Report & Health and Safety – Pat Bennett: *Dealt with three problems – people parking on other people’s property, weeds on lots, and a malfunctioning septic tank.*
6. Treasurer’s Report, John Hines
 - a. Monthly Report: *The ending balance on July 31 was \$91,580.86. July expenditures were \$33,487.89. \$32,272.99 was a loan payment. The FY20 remaining funds totaled \$17,151.83. John was asked about voided checks; the reply was the checks were incorrectly written.*
7. Secretary’s Report
 - a. Death Announcements: *The passing of Troy Carpenter was noted.*
 - b. FY21 Meeting Calendar: *The FY21 meeting calendar was presented. Board meetings are on the 4th Wednesdays of July through October and January through June. Board Planning Sessions are scheduled for the second Wednesday of every month except December.*
8. Committee Reports
 - a. John Butchko – Nominations: *The mowing “person” was injured. John Butchko will fulfill the obligation.*
 - b. Sherry Cole – Roads: *Met with Better Paving on 8/22. They will sweep Eagle Bluff and make necessary repairs.*
 - c. Rich Stipp – Gates: *New weatherproof boxes and cameras were installed at both gates. The North gate will open for the school bus in the mornings and afternoons. Bob Neff will be on “patrol duty”.*
 - d. Brian McQueen – Building Codes: *No report.*
 - e. George Peterson – Water: *Bill Hancock will treat Lake Jean tomorrow.*
 - f. Bob Neff – Wildlife: *No report.*
9. Old Business
 - a. Fishing Tournament: *Rich reported the tournament ended August 25. Only three bass over three lbs. were caught. However, 180 lbs. of smaller bass were cleaned for the tournament fish fry on Sept. 1.*
 - b. FY21 Budget Hearing
 - i. Sept. 23, 2020 at Laury Barn
 - ii. Notice must be provided 10 to 60 days prior.
 1. Type of Notice

- a. The Secretary recommends Bulletin Boards, LTEA Website, and NextDoor.: *All board members agreed with the recommendation.*
 - c. Liability Waivers: *The waivers were recommended by the LTEA insurer.*
 - d. Other (Board Members and/or Audience): *Dick Cole asked about mowing the roadsides of other people's property. Pat thanked Dick for keeping the roadsides mowed and encouraged him to continue.*
10. New Business
 - a. Bids for Road/Bulletin Board Improvements
 - i. School Bus Lane: *Bob Neff moved to accept the bid from Better Paving to improve the "bus stop" area at the North Gate (\$7856). Butchko seconded the motion. Stipp amended the motion by adding "minus \$1100". Peterson seconded the amendment. Roll call on the amendment: Bartosh – yes, Bennett – yes, Butchko – yes, Cole – yes, Hines – yes, McQueen – yes, Neff – yes, Peterson – yes, Smoot – yes, and Stipp – yes. Roll call on the motion with the amendment: Bartosh – yes, Bennett – yes, Butchko – yes, Cole – yes, Hines – yes, McQueen – yes, Neff – yes, Peterson – yes, Smoot – yes, and Stipp – yes. The motion passed as amended.*
 - ii. Bulletin Board South Gate: *Bob Neff moved to accept the bid from Better Paving to install a "pull-over" for the bulletin board area at the south gate (\$3500 plus \$634.07 for LTEA provided culvert). John Hines seconded the motion. Roll call on the motion: Bartosh – yes, Bennett – yes, Butchko – yes, Cole – yes, Hines – yes, McQueen – no, Neff – yes, Peterson – yes, Smoot – yes, and Stipp – yes. Bennet declared the motion passed.*
 - b. Restrooms at Common Areas: *Jan James presented information about the American Disabilities Act. Cost for porta-potties are \$85 and \$120 per month. The cost includes weekly cleanings and replenishment of supplies. The \$120 per month charge is for an ADA compliant unit.*
 - c. Lights at Common Areas: *Rich Stipp discussed the need for lights at the common areas – safety issue.*
 - d. Other (Board Members and/or Audience): *Sherry Mascari asked about payment to Clark Deitz; Brian McQueen said it was for an engineering study to replace the bridge on East Autumn. Gary James asked about the audit; John Hines replied the "auditor" asked for more information.*
11. Next Meetings
 - a. Board Planning Session – Sept. 9: *The "business" portion of the meeting will start at approximately 7:00 PM.*
 - b. Regular Board Meeting – Sept. 23: *The meeting starts at 6:30 PM.*
12. Executive session: *None*
13. Adjournment (requires a motion, second, and a vote): *Neff moved, and Hines seconded a motion to adjourn. After calling for a voice vote, Bennett declared the meeting adjourned at 8:16 PM.*

Request made at the Sept. 23, 2020, Board Meeting; Addition to August 26, 2020, Board Meeting Minutes.

I have a correction that I want added to today's minutes.

August 26

You failed to include the following:

→ On ~~September 23~~ I presented information to the board titled "When Does the Americans With Disabilities Act Apply to Community Associations?" by Hans. C. Wahl, Esq.
-And I also included from Tinnelly Law a definition for public accommodation.

It states that "The Americans with Disabilities Act will only apply to a community association if it is a place of public accommodation. A public accommodation is any facility which a Home Owners Association is holding out for use by members of the general public, not solely for use by the HOA's members and their guests."

August 26
-Also during the ~~September 23~~ meeting, Doc promised to provide me information from Attorney Eric Eves to validate his statement that porta-pots have to be located at our common area or areas.

Please add this to your minutes.

Jan James
September 23, 2020

Concerning the information "promised" by Dr. Bartosh; that was said by Dr. Bartosh at the August 12 Board Planning Session. During the August 26 Board meeting, Dr. Bartosh told Mrs. James he had contacted the LTEA attorney as promised. The attorney told Dr. Bartosh that due to his current workload caused by the reopening of the courts, he would not be able to provide the information at this time.