

LTEA Board Meeting

October 26, 2022

Oakwood CUSD #76 Unit Office

6:00pm

Minutes

1. Call to Order: Pat Bennett
 - a. time: 6:02pm
2. Pledge of Allegiance
3. Roll Call: Secretary
 - a. Present: Pat Bennett, Sherry Cole, Kendra Kinney, Donnie Davis, Rich Stipp, John Hines, Bob Neff, Ryan Huddleston, Kayla Blundy
4. Board Member Reports
 - a. Vice President and Health & Safety: Sherry Cole
 - i. working on information to pass along to Property Owners for septic systems and services; systems should be serviced annually; possibility of Property Owners showing proof at annual meeting; Property Owners should report any issues to Cole
 - b. Secretary: Kerry Butson
 - i. reading of Minutes: (09/28/2022 Board Meeting)
 1. clarification on \$3200 expenditure on security
 - a. Davis states that should have been addressed in the Gates report
 2. remove reference to \$80K to be spent on roads over next four years
 3. With edits, Butson makes motion to accept, Hines seconds, all Board members in favor
 - a. time: 6:16pm
 - ii. progress on website updates: meeting with Kaylie Andrews Oct 29 to brainstorm about structure; will ask for feedback on structure and specific items to include
 - iii. posted contact information for 2023 Board at both gates
 - c. Treasurer: Kendra Kinney
 - i. included check numbers on this month's Budget Report
 - ii. outstanding payments: one delinquent Property Owner, liens on three properties
 - iii. Davis: question about plaque payment for exiting water/weed chair?
 1. Decision was by past president; should have been donation from board members
 - iv. clarification on monthly Budget Report: covers the 15th to the 15th
 - d. Roads: Donnie Davis
 - i. contract for snowplowing is completed and signed
 - ii. railroad people have been contacted about Ash trees
 - iii. investigated speed limit solutions: all options to display car speed are expensive (\$5400 to buy); Davis investigating less expensive options
 - e. Gates: Rich Stipp
 - i. Ameren paid: ~\$92 for gates plus AT&T expense ~\$40
 - ii. Cole: question regarding why gate seems to be up often:
 1. if gate is up at uncheduled time, generally modem glitch; sometimes will stay up until another car goes through; can happen if car doesn't trip sensor
 2. N. gate is up for buses: two times for schools, two for special needs students
 3. Davis: questions about other times gates are open:
 - a. Stipp has to honor gate requests
 - b. Davis ask if LTEA keeps list of requests?
 - i. Stipp states gate is folks request gate openings quite a lot, even with the app; Stipp has suggests using invitation;

- ii. Property Owner: requests information about using invitation feature; Stipp will see about organizing an informational meeting regarding app
 - f. Building Codes: Kayla Blundy
 - i. no report (camper will be discussed later)
 - ii. Question on Celebration Ct shed:
 - 1. Bennett passed on to Blundy
 - g. Wildlife: Bob Neff
 - i. ~\$3k fish including bluegill, hybrid bluegill, etc
 - 1. trying to get croppie
 - 2. size is approximately 1-3", some 1-6", received extra 300 from vendor
 - 3. three ponds not stocked: Sally, Turtle, Catfish (two on Garrison Vision, one on Flathill)
 - h. Nominations: John Hines
 - i. no report
 - i. Water & Weeds: Ryan Huddleston
 - i. no report (dam will be discussed later)
5. Old business and items for discussion and/or reporting (Board Members and Property Owners)
- a. Sale of LTEA property
 - i. property sold for \$23k: no additional costs associated; paid taxes with credit; checks have been deposited; one assessment for all three properties
 - ii. Davis will deliver 2017, 2018 taxes to Davis
 - iii. information on Lake Sally dam
 - 1. Neff has added some bricks to dam but more is needed; thanks Bostwick's for four loads of bricks
 - 2. stopped by Lake Vermision to talk to folks doing work over there; Neff and Huddleston going to look into it more; all trees and bushes will need to removed; need big pieces of cement; Hines said Buss has material at front of driveway; Davis says dam is on both sides of Sally and both need to be looked at
 - 3. anyone with info should contact hudd and neff
6. New Business
- a. trailer on VJ drive: Bennett talked to lawyer; rule on that is very vague; Davis says rule is null and void due to covenants; Bennett states this will be discussed more in a planning sessions
 - i. Stipp: question regarding who has access to covenants
 - 1. Davis: title company should provide copy of covenants
 - ii. Property Owner has looked at other lots with 2-3 campers, feels singled out
 - 1. Davis: Board has overlooked other things that are in our rules; rules should be applied equally
 - iii. Kinney: covenants are important, can we scan and upload them to website
 - 1. discussion on how we might obtain these; Davis will scan the ones he has and provide to Kinney
 - iv. LTEA rules say second camper cannot be on property for more than 30 days unless Board okays it
 - 1. Property Owner: rules are vague, should be clarified
 - a. Stipp: rule was problematic as it addresses a second camper and 30 consecutive days; if it is moved out and back, do they have another 30 days?
 - b. Discussion on whether Rules and Bylaws are guidelines
7. Adjournment
- a. Neff makes motion, Hines seconds, all Board members approved
 - i. time: 7:07pm