

LAKE WAUWANOKA, INC
MINUTES
FEBRUARY 23, 2023

The Board of Directors met at the Community Center. The Directors present were Chairman Jay Watz, President Lon Schoenky, Stephanie Holtman, Brent McKenna, Matt Rankin, Robert Roesch, Stacy Siebert, Jeffrey Sonntag, Treasurer Leslie Paillou and Secretary Carol Eubanks. Absent from the meeting were Jeffrey Gibbs and Carrie Kiel. The meeting was called to order at 7:00 pm.

APPROVAL OF MINUTES

The correction will be made to the minutes of January 26, 2023. Matt Rankin made a motion to accept the minutes with the correction and was seconded by Stacy Siebert. All voted aye and no nays. Stephanie Holtman and Robert Roesch abstained. Motion passed. Minutes will be posted.

TREASURER'S REPORT

Treasurer Leslie Paillou reported:

- The Treasurer's report was read.
- Treasurer Leslie Paillou said we had a property owner who requested we use Venmo for assessment payments. She will research it.
- Treasurer Leslie Paillou opened a Certificate of Deposit for a year.
- Jeff Sonntag made a motion to approve the purchase of an updated QuickBooks and was seconded by Robert Roesch. All voted aye and no nays. Motion passed.

Vote: Aye Approve the purchase of QuickBooks.

Brent McKenna made a motion to accept the Treasurer's report and was seconded by Stacy Siebert. All voted aye and no nays. Motion passed.

SECRETARY'S REPORT

Secretary Carol Eubanks reported:

- Shawn Kennedy sold 60 North Lake Dr to Timothy & Emily Alford on February 13th.
 - Alex Chakur and Crystal Lee Grobe are selling Block A Lot 106 to John & Karen Walgren on February 28th.
- Stacy Siebert made a motion to accept the Secretary's report and was seconded by Robert Roesch. All voted aye and no nays. Motion passed.

PRESIDENT'S REPORT

President Lon Schoenky said the utility pole was damaged/rotted out at the bottom of the main hill during the storm on February 8th. Garrett Lawrence volunteered to address the problem. Work began by contacting Ameren, who let us know we own the pole. The pole was de-energized by Ameren on February 13th. It will be replaced on February 25th. MO One Call was contacted for identification of other services in the area.

President Lon Schoenky said we received a call from Robyn McKinney whose husband is buried in the Hillsboro Cemetery. She was concerned about a large tree that appears to be dead and hollow, located on Lake Wauwanoka property. A branch had fell and she was concerned the tree would fall on the cemetery property and cause damage to several grave markers. He visited the location and recommended a work party to remove the tree. Vice-President Elmer Kiel contacted White's Tree Service and they bid \$450 to drop the tree on our property so as not to be a future problem for the cemetery. The tree was removed February 23rd.

President Lon Schoenky said Brent McKenna is still waiting on good weather to finish the floating dock. President Lon Schoenky has the name of someone who is willing to help.

President Lon Schoenky said a group of property owners are cleaning debris, trimming back the brush and repairing a large hole in the fence in the back acres. The signs they put up were on trees painted purple and someone moved the signs to the back side of the trees. One of the signs was hit by a shot gun and will be replaced. There was a neighboring property owner who came up to them while they were working and said he got a deer off lake property. The next time we will send a letter to him for trespassing.

President Lon Schoenky said there was a deer stand that was taken down and it is in the shed. When he posted the notice on Facebook about the deer stands someone blasted the posting. The post was removed after four days. One thing people forget is that they may be stockholders but they do not have the right to do whatever they want on lake property.

President Lon Schoenky said there is a property owner on Amy Clark Rd that contacted him about encroachment and trespassing by lake property owners. The former resident of A 107-108 used a skid steer to push rock, dirt and trees onto his property. The property owners of B 59-60 had decided they could use his pond as a personal swimming hole for their dog. The Amy Clark Rd resident did talk to them about that. He questioned where the lake property line is along that area. President Lon Schoenky said he would need to get a survey of his property to find out if anyone is encroaching on his property. The distance between these properties could be as little as 5 to 6ft. The creek was 25ft wide. Chairman Jay Watz said the Department of Natural Resources should inspect that dam.

President Lon Schoenky said we received an offer to purchase B 066-068. He recommends dedicating some of the funds from the sale of the property to make upgrades to the gate and cameras at the entrance and use the remaining portion for future projects.

President Lon Schoenky said he got a call from Gavin Walls off of Hillsboro-Hematite Rd. He claims some property markers have been moved. He will be meeting with him tomorrow.

CHAIRMAN'S REPORT

Chairman Jay Watz said he had nothing new to report.

OLD BUSINESS

Chairman Jay Watz asked if we were ready to vote on the Building Regulations. President Lon Schoenky said the 1500 sq ft was approved in March of 2001. There was further discussion on docks. Brent McKenna made a motion to approve the Building Regulations and was seconded by Matt Rankin. All voted aye and no nays. Motion passed.

Vote: Aye Approved changes to the Building Regulations.

NEW BUSINESS

Chairman Jay Watz said we have a contract to sell Block B Lots 066-068 to Robert Albin for \$40,000 on March 24th. The signers of the documents to sell the property will be either President Lon Schoenky and/or Chairman Jay Watz. Rob Roesch made a motion to approve the contract and was seconded by Matt Rankin. All voted aye and no nays. Motion passed.

Vote: Aye Approve the sale of Block B Lots 066-068 and who the signers will be.

Security- Jeff Sonntag made a motion to purchase and replace the loop sensor at the gate with a new teardrop style sensor with mounting post for \$1655.73 and was seconded by Rob Roesch. All voted aye and no nays. Motion passed. Jeff Sonntag said the gate parts are in and he needs to schedule the installation with Josh at Cardinal Door.

Vote: Aye To purchase the teardrop style sensor with a mounting post.

Jeff Sonntag said the PTZ camera is up and working.

Jeff Sonntag said someone contacted him about a car that looks abandoned on a piece of property, but he has not yet been able to contact the person who owns the property.

Jeff Sonntag said they moved the game camera.

Jeff Sonntag said he was contacted by 63 North Lake Dr about not having received a Welcome packet. Stacy Siebert said she just sent them out. Secretary Carol Eubanks said a Welcome packet was sent out to the resident on July 26, 2021.

Lake Community- Stacy Siebert said fourteen Welcome packets just went out.

Stacy Siebert said on Monday, March 27th at 7pm a town hall meeting has been scheduled. This is for the Hillsboro Fire Protection District to make their case for a tax increase. This meeting is for the lake community. The fire department would like access to the monitor. The information will be put on the Facebook page.

Stacy Siebert said she scheduled a CPR class at the Hillsboro Fire Department on Saturday, March 18th. It is a BLS class. There is an \$11 charge for the class. The minimum class size is five people and a maximum of fifteen people.

Legal & Membership-Matt Rankin said he did meet with Bobbi Terry and got the Dock documents and a thumb drive. We need to put in order the documents we want to copy to put on the thumb drive. The current documents are filed by Block and Lot number. Some of the pages are old. Secretary Carol Eubanks and Treasurer Leslie Paillou said they can scan the documents.

Building/Docks/Construction-Brent McKenna said he approved the construction of a house at H 033. He approved the fence at D 012.

Beach/Marina-Stephanie Holtman said she met with Steve Millichamp and asked him for some numbers for the pickleball court.

Stephanie Holtman said Treasurer Leslie Paillou is working on some RFP for grass cutting. Treasurer Leslie Paillou is copying off the last two years but changing the dates. She will add up the weeks they cut grass. Stephanie said we could ask that they get a minimum of twenty cuts and a maximum of twenty-eight cuts per year. Chairman Jay Watz said they need to finish mow the whole top of the dam. Last year they were only doing half of the top of the dam.

Dam-Rob Roesch said a week ago Wednesday the inspection was done on the dam. There is a saddle in the dam about 40yds long. It needs to be raised at least two inches. It will need to be done in the next six months and then they will reinspect the dam. There are at least 9 gopher holes in the back of the dam. They need to be filled in because they are what is causing the saddles in the dam. The Department of Natural Resources recommends that you dig down above the hole and back fill it. Jeff Sonntag asked about getting traps to catch the gophers. He said the most effective way to keep the gophers away is to cut the back of the dam. This allows the eagles and hawks to see the gophers better. We will need to get a work detail together to get rid of the gophers and fill in the holes. Chairman Jay Watz said we shouldn't need an entire load of dirt to fill in the saddle. He said we will need a load of gravel on the access road. It will need to be graded out to help stop the erosion. It will cost about \$600 for materials to fix the road and saddle. We will need to figure the cost of the gravel or dirt needed to backfill the gopher holes. Rob Roesch said the Department of Natural Resources said the spillway looks good, but suggested where the large hole is forming to fill it with large rocks. Chairman Jay Watz said we will need to research that.

Back Acres-Rob Roesch said there have been property owners in the back acres cleaning and marking property lines.

Rob Roesch asked if he could trim the bottom branches of the cedar tree, that is on lake property, by his house because it has spider mites. Chairman Jay Watz said yes.

Matt Rankin made a motion to adjourn the meeting and Rob Roesch seconded the motion. All voted aye and no nays. The meeting adjourned at 9:15 pm.

Respectfully submitted,

Carol Eubanks, Secretary