

Lakeshore Estates Board Meeting Minutes / February 8, 2024 / 7PM

Lakeshore Estates Community Center Lower Level

Meeting called to order. 7pm. Marvin Kopp, President – Pam Rodecap, Treasurer – Sharon Blankenship, Secretary

January 2024 Meeting Minutes Approved. Motion to Approve, Marvin. 2nd Pam.

Old Business

1. Road Repairs

- A. Marvin said he will be getting prices for gravel. The current Hamm's price is \$14.50 per ton but he will be checking with Midstates' and Bettis. Marvin said Hamm's has a better product. Sharon said the county has determined they are receiving too many "fines" in their road products. Marvin said he will put gravel on roads that need it. In t-section only the roads where people live will receive gravel. Sharon said the roads in t section need dirt work. When the roads were wet she has almost been stuck and now that it is drying out her car undercarriage is scraping. Marvin estimates that we will spend "every bit of \$15K on gravel". Marvin said he will also need gravel for the playground. Sharon said she wants to challenge the motion on the new playground purchase when it is closer to time.
- B. Sharon reviewed the KDOT cost share plan Pam handed out last meeting and believes Lakeshore is a good candidate to receive help with chip seal on Delaware. The cost share is an amazing plan where Lakeshore would only be required to pay 15% of the cost. Roughly estimating the cost of chip seal on Delaware to be \$250K the Lakeshore share would be \$37,500. Which we do not have. Sharon contacted King Construction of Oskaloosa who directed her to Bettis. Bettis had a subsidiary contact her (Harbor Construction) who did come out on the 8th for an on-site visit and is preparing an estimate. Harbor said they are willing to work with us on the paperwork and make annual updates each time our application is denied. Sharon is waiting for KDOT to contact her in ref. to engineering requirements on existing roads.

2. Pool Project Plans

- A. Bid Specs / Repair Marvin expects bids to come in at \$15K and suggests the pool be closed permanently. Marvin said the pool does not get enough use. Sharon and Pam requested the record show they want the pool opened and Sharon and Pam will each donate one day to help keep operation costs down. Pam also suggested the pool close 2 of the least busy days to save on costs. Sharon suggested a committee to make pool rules and policies.
- B. Let out Bids - March, Marvin reported he has several persons interested in bidding the pool repair.

3. Burn Piles

- A. Marvin said he will burn Saturday morning
- B. Sharon reported that she had contacted KDHE in ref. to Burn Approval and we are required to apply for approval. She will begin the paperwork. KDHE advised Lakeshore Estates had burn approval from 2000 to 2005 when the current president requested the approval be rescinded.

4. Wireless Services – Sharon contacted Version, T-Mobile, Mercury, Cox, Hughes Net and Starlink. Out of the 6 only the two satellite companies can provide service for us. Hughes net was the cheaper costing \$2,299.74 for start up and the required 2 year contract. It was unanimously agreed to continue to use our personal cellphone hot spots when in the building.

5. A-1 Alams – A1 Alarms will be here on Tuesday the 13th to move the monitor and put in a new cable. If we are unable to discover the password a new DVR will cost in excess of \$600. The cost of putting a larger monitor on the wall will be approx. \$220 in cable and we will purchase our own 32" TV to use as monitor. Total costs for the updates will be \$159 for the battery & service call, \$220 for the cable, \$100 for the TV will be \$459.
6. Community Bldg.
 - a. Remodel – Sharon reported that she put the blocking into low for the handicap bar in the restroom, the wall is being opened up so blocking can be added.
 - b. Guttering – Sharon has not gotten prices – No Action
 - c. Bird / Bug Seal Upper Level – Sharon has not gotten the top area outside measured for the hardware cloth wanted to be used as a bird deterrent. – No Action
7. Community Bldg. Review of Bldg. Rental Agreement Draft – Sharon submitted an updated Community Center Rental Agreement and Checklist. We will start using the new form immediately. The rest of the beams need to be cleaned off. Pam noted that several mini blinds have been broken. We need to start a file on existing damages. The fireplace is no longer available for use. Pam asked Marvin about the rain cap and sealing the flu off. Marvin will talk to Joe Johnson and see if he is interested in repairing it since he has tie off gear.
8. Equipment Repairs

Snow Plowing Truck – Marvin said he will drag the snow plow truck out of the yard at the Community Center and try to find out what is wrong with it. No Action

Skid Steer Repair – Marvin reported the fuel filter is gelled on it and he needs a new one – No Action

Tractor Battery – Marvin said he has not been to TSC yet. No Action

New Business

9. Approve Activities and Set Dates for Lakeshore Activities

May Garage Sale 2- 3-4-5 (incl Thurs for Set Up Sunday for clean up) - Approved

Dumpsters Mon May 6th – after Garage Sale - Approved

Pool Party (avg. temp June 9th 83) - Tabled

BBQ & Band - Tabled

Halloween – October 26th - Approved

Christmas – December 21st – Approved
10. Harrington Lots – Sharon submitted the arial view of the lots Todd Harrington bought at the tax sale. He has requested they be released from Lakeshore. Marvin reported that he had changed his mind and would not consider releasing the lots as then everyone would want the same. Pam agreed. Sharon said she would let Mr. Harrington know.
11. By-Laws Procedure & Review – Sharon will review and submit a more current version for approval. They can be enacted by a motion but need registered with the County Register of Deeds. One page \$21, two pages \$35 and three pages \$55.
12. County Commission Mtg. –

Jan. 22nd County Commission Meeting – Meeting with Jonathan Erlich Asst. County Attorney

Mr. Erlich is working on a packet he believes will aid improvement districts. We would have to conduct all investigations and the district attorneys office would determine what is criminal or a ticket event. When Jonathan is ready he will offer training. It will not help with our situation in T but it will help us going forward. The County Commissioners were very supportive of our efforts in T to replat. They will not take any actions on the squatters until they have the deeds to the

lots the county acquired in the tax sale. It will take 4-5 weeks for the deeds to come in. The Commissioners directed Sharon to return in Feb after she verifies the deeds have been received. Feb. 26th – Revisit County Commission Meeting. Sharon will make the formal request to the commissioners to move the squatters out. Marvin told Sharon to tell the commissioners to clean up the lots like they promised to do several years ago. Sharon said she was trying to work out a compromise on cleaning the lots. Mr. Harrington had indicated he might be willing to bring equipment down to help clean it up. Marvin objected. Marvin advised he has no interest in cleaning up T section as it is county property. If the county 'will give the land back to Lakeshore' that would be different. A lengthy discussion ensued. No Action

13. Free State Public Lighting in T-Section. Pam made a motion to add a street light because of thefts causing issues in T-Section. Marvin 2nd the motion. Sharon will arrange installation.
14. Set March Board Meeting Date – March Meeting set for March 14th, 7pm, Lower Level CC.
15. Community Input/Response – No Community Present
16. Marvin made the motion to adjourn the meeting. Motion 2nd by Pam. The meeting was adjourned at 8:17pm

Motions:

January 2024 Meeting Minutes Approved. Motion by Marvin, 2nd by Pam

Meeting Adjourned. Motion by Marvin, 2nd by Pam