

Lakeshore Estates Board Meeting Minutes / 7PM / 18 September 2024

Lakeshore Estates Community Center Lower Level

Meeting rescheduled from Thurs. 12 Sept. 2024 to 18 Sept. 2024 at Presidents request.

Meeting called to order: 7:01 pm

Introductions: Marvin Kopp, President/Pam Rodecap, Treasurer/Sharon Blankenship, Secretary

August 8 : Board Meeting Minutes – Approved by Marvin 2nd by Pam

August 24: Special Meeting Minutes (Bid Opening) – Approved by Marvin 2nd by Pam

Old Business

1. Road Work – Marvin reported gravel and blade man have been in on the roads. Marvin said he wishes everyone would slow down to keep the gravel on the roads as long as possible. Sharon inquired about the wash boarding on the roads. Marvin said because the gravel had not packed down. Sharon asked if it washboards again should she drag after the rain. Marvin replied yes, after the rain. Andy Davis reported that Dan Ruff had been out dragging the roads today.
2. Pool Project –
Sharon reported the numbers for the pool for the 2024 season are as follows: We had a possible 69 days open but closed 4 days due to weather. We had 413 Adult visits / 415 Children visits / Out of those 97 were guests / Total of 828 Visits to the pool
 - A. Pool House – storm door, Sharon reported that a 32 x 80 used door has not been located the search will continue until one is found.
 - B. **Volunteers** – Thank You to volunteers at the Pool; Janet Allen for M-W-F nights, Jim & Jill Patrick for T & Th days, Maddie Harris for M & W days, Casey Woodward for Friday days! Marvin worked a couple Saturday days. The Board also want to thank our two Board members Marvin and Pam for all of the mowing (hours and hours). Pam said everyone recognizes her in her farmers hat and long sleeves! Many others help mow at Lakeshore including Michael Knight at the Community Center, Jeff Alexander, Joe Johnson & Larry Davis in T-section, Elaine Buscher at the Big Pond and every resident who mows more than just their property to keep Lakeshore looking good. Thank you all so very much!
 - C. Bids for coping – Sharon reported that she is only able to get one bid from Dynamic Construction. 12 Companies have been contacted and 3 came out to get info to make a bid and only one has responded. Pam inquired how much the bid was - \$14,900. Sharon plans to contact the bidders again in the upcoming week.
3. Community Bldg.
 - A. Caulking – No Action
 - B. Rain Cap – No Action
 - C. Guttering – No Action
4. Equipment Repairs
 - A. Skid Steer – Pam reported the Skid Steer runs great for now, Mike order a new hydraulic fuel cap from KC Bob Cat for \$18
 - B. Snow plow truck - Marvin reported he will work on it when the weather cools.
 - C. Backhoe – Marvin reported the new hose has been made for the Backhoe and he has it and it is ready for installation.

5. T-Section Update

Getting ready to burn again. There are 4 more piles on that side of Arapahoe and the massive burn on the other side of Arapahoe.

We will order dumpsters through SM Ball and I can order when I am ready – we can only keep them for 2-3 weeks but the area needs burnt before the dumpsters come. Sharon is requesting assistance from the fire department as it will be a large fire. Pam said it would be better for our insurance company. Pam asked if it would be broken down into smaller fires, Sharon said no. Todd Harrington has mentioned he has a fire truck but Sharon would like the fire department involved also.

6. Playground – No Action

7. Brush clearing schedule/plan – Marvin reported he will start with brush at corners when the weather cools. Pam asked if they could start at intersections as she saw someone go through an intersection without looking but there was a lot of brush. Marvin said yes, that is where he is starting - Pam said that was good because there are so many blind corners. Pam said she will be glad to help Marvin with brush cutting

8. FEMA Repayment – Pam said she sent the letter to FEMA and has heard nothing back. Marvin said the guy has been in contact with him and was out here last week and took pictures. Marvin said he asked about the repayment and the guy told him it is just whenever they send it out. It could be 2-3 years or it could be 6 months. Pam inquired as to what he took pictures of, Marvin replied of the areas where we wanted to do work. Pam said she would like to have a definite amount as we could spend the other part of the FEMA money for rock and roads.

9. Street Signs – Pam reported the street signs are in & that Sharon has some hardware. Pam said she does not know how they are going to dig for the sign posts because everywhere is rocky. Sharon suggested pounding them in with the bucket of the skid steer. Marvin said he believed there where sign posts where the signs were going and to just replace the old sign with the new sign. Sharon reported there are not existing sign posts at all locations. Pam said her spouse will help her but it must be cooler. They still intend to replace the mailbox and put the vent in the pool house.

New Business

10. Jackson Farmers Propane Balance – Pam reported she had received a statement from Jackson Farmers. With our new contract for 1300 gallons of propane we have a total of 2,080 gallons under contract. (780 gallons from last years contract)

11. Report on Gravel Purchase and Road Grader Work – Pam reported that she notified the community a few days ago what was spent on the roads:

26 hrs. Road Grader Work for \$3,869 / 543 Ton of 1 ¼' road rock at \$15.20 per ton - \$8,261 / Freight charges for delivery and spread from truck \$5,027 / TOTAL \$17,157

Pam asked if other roads needed rock and Marvin replied after the rain if any need it he can call and order it. Marvin said we already went 2K over budget. Pam said we only have 9K left in our budget but have a couple thousand left in FEMA funds for roads.

12. Street Sign Installation – Marvin reported Pam will wait until it cools off a little bit.
13. Commissioners meeting with Stephan Metzger (Sept. 16th, 23rd, 30th) – Sharon met with Stephan to discuss what it is that he is working on. He would like to improve the relationship between improvement districts and the county. He would like to know what key things the county maybe able to help us with. Sharon said her key thoughts would be on a maintenance man, or brush trimming or maybe future engineering plans on our roads in T- Section. We are invited to attend any of the meetings to discuss ideas with the commissioners. Another idea would be for the County to help us redesignate our lots. Stephan said it would have to be replated and would cost us. That could be another thing the county could help us with. Jonathan Erlich was going to help us with resolution enforcement but has been busy and now out of the country but that could be something the county could help with. Sharon thought it best our Board wait until we have a plan or specific ideas on “what and how” before we go to the commissioners.
14. Halloween Party – Sat Oct 26th 5:30pm – Lakeshore will provide some Chili, Hot Dogs, & Drinks. Marvin will have a party agenda for the meeting on the 10th. Currently a hayride is planned. Sharon has a nacho cheese machine she will bring.
15. Fall Dumpsters – November 15th for a couple of weeks until full.
 - a. Unrelated: Sharon suggested Marvin turn building rental over to Pam as she is keeper of the calendar, if she is willing to do it. Marvin said he would have everyone contact Pam.
 - b. Unrelated: Pam reported someone wants to borrow the coffin. Marvin requested it be back in time for Halloween, Pam assured it would be.
16. ABATE use of sewers for gray water – Crystal Vanhouten was going to bring this up at the Commissioners meeting and has not told Sharon the results. Sharon will be at the meeting on the 23rd if she has not heard back from Crystal or we didn’t get approval to stop this or be paid \$500 for the weekend annual event.
17. Quarterly Budget Review 6:45 Oct. 10th Prior to Board Meeting

Comments:

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18. Set October Board Meeting Date: Potentially Thursday October 10th, 7PM
 19. Motion to Adjourn: Marvin 2nd Pam Time 7:40pm