

Lake Petersburg Board of Directors
Board of Directors Meeting Minutes
River Bank Lodge
Petersburg, Illinois 62675
April 8, 2024

Call to Order: President, Jake Vangeison called the meeting to order at 7:01PM.

Preliminary Matters- President: A Roll Call was taken.

Directors in Attendance: Jake Vangeison-President, Mike Foley- Secretary, Rick Sutton-Treasurer, Darin Muller, Robert Bagby- via phone. Absent-=Vice President-Laura Sinclair, Jared Canterbury, Lisa Schmidt.

Employees Present: Sandie Sutton, Brenda Scupham

Members in Attendance per sign in sheet: Angela Foley, Ty Turek, Liz Vogt, Don Randle, Jeff Broughton.

Adoption of Agenda:

Jake Vangeison asked if there were any changes to the Agenda. Hearing none, the April 8, 2024 Agenda was adopted by unanimous consent.

Items voted on via email vote in-between meetings –

- Approved Unpaid Bills Jan 4-31 Report (2/2/24)
- Approved Bills Payable Feb 1 – Mar 5 (3/6/2024)
- Approved March Building Permits (3/12/2024)
- Approved March Lease Assignments (3/12/2024)

Rick Sutton moved and Mike foley seconded to ratify the votes taken in-between meetings. Roll call vote. Motion carried with 5 ayes, 3 absent.

• **Officers Report**

• **Secretary**

- Approval of 1/6/2024 Meeting Minutes
- Rick Sutton moved and Darren Muller seconded to approve the Amended 1/6/2024 LPA Meeting Minutes. Motion carried.

• **Lease Transfers/New Memberships**

- **Estate of Edward L. Golden, Eric Golden Executor TO Melanie W. Connolley and John K. Connolley** (Lot (s) 511 Juniper)

- Paperwork received
- Survey provided –
- Sewer Pump Pit Status – OK
- \$100 Transfer Fee – Paid
- \$500 New Membership Fee—Paid

- **Darrell D. Blair and Diane Blair TO MK21 Farms, LLC, Kyle King**
(Lot(s) 639 ½, 640 Linden Pt.)

- Paperwork received
- Survey provided – yes
- Sewer Pump Pit Status – OK
- \$100 Transfer Fee – Paid
- \$500 New Membership Fee- Paid
- \$200 Special Meeting Fee –N/A

- **Christian Bond and Adrienne Bond TO Jared D. Brooks**
(Lot (s) 669 S. Shore Dr)

- Paperwork received
- Survey provided – Yes
- Sewer Pump Pit Status – OK
- \$100 Transfer Fee – Paid
- \$500 New Membership Fee—Paid
- \$200 Special Meeting Fee –N/A

Jake Vangeison asked if there were any objections to the Lease Transfers, hearing none, the Lease Transfers are accepted by unanimous consent.

- **Lease – none**

Treasurer

Finance Report:

Rick Sutton presented the Board the January-March Budget to Actual Profit and Loss Statement for Board review. The annual Dues and Fees monies are coming in. Overall, this is looking good, Rick notes.

Bills Payable:

Rick Sutton presented the as of April 5, 2024 report.

Darren Muller moved and Mike Foley seconded to approve the as of April 5, 2024 Bills Payable in the amount of \$15,932.03. Roll call vote. Motion carried with 5 ayes and 3 absent.

President-

- July Board Meeting Cancellation- Jake notes that since that is a holiday weekend, and LPA is required to have 6 meetings per year, this will give the volunteer Board a nice break.
- New Employee Welcome-
Jake introduced Brenda Scupham as new Office Employee. She will be here once the tax season is over. Due to her family commitments, eventually the office hours may change.
Jake Vangeison moved and Rick Sutton seconded to hire the new office person, Brenda Scupham. Motion carried with 5 ayes and 3 absent.
- Maintenance:
 - LPA owned property on Cherry
Jake noted some trees are now blocking the channel of Cherry Ln. Darin noted that we had discussed removal prior, and due to we do not have the right equipment, he will contact the Tree harvester, Littleton, that did such a good job on the preserve areas for quote
 - Equipment recommendations
Jake recommends, after doing some research, that LPA should purchase/lease a large skid steer to replace the tractor, and buy a large finishing mower to replace one of our older mowers. He will get more bids for comparison.
 - Trapping
The Patrol boat is now on the water for the season, so traps for muskrats can be set now. If you see muskrats, please email/call the office, and a list will be compiled-if you can send a picture of them and where they are will help. A note will be sent to members.

Hearing of the Members:

Don Randle-Noted that HB-5844 (that all lakes are to be public), now HB-4708 is live again in the Ill. House.

Mike said that IALC is investigating and will help us stay on top of it.

Darren Allen- as the author of the Proposed Member Rule Change, went over reasons for request and wants the length of boats issue revisited that was not recommended by the Rules committee.

Jeff Broughton- Follow up on discussion about "Slow Children" signs getting put up on Juniper. He notes there are some blind corners. Board to talk to County Road Commissioner as the LPA has no jurisdiction on county roads. **NOTE:** Jake talked with the Commissioner and the commissioner said he is not allowed by the county and his insurance to install these signs anywhere other school zones and playground type areas. Board may discuss further options.

Fireworks Report: - Darin noted that the tickets are in the process.

Variances-

New Business:

- Rules and Regulations Committee Memo/Recommendations for Member proposed Rules Changes.
4.8.B.3 Number of Boats and Motors
 - Liz Vogt discussed the Memo sent, for input and to be voted on next month, to the Members on Member Proposed Rule Change 4.8.C.3. Committee discussion reflected, new manufacturer's standards regarding the motors. The Committee does not recommend longer length boats.

Old Business-

- Review Art. 9 Section F of LPA By-laws -inconsistent with CICAA, so need to bring By-laws into same as CICAA
 - The information has been sent to the Board and will be sent to the members (NOTE: was sent to members 4/10/24) for review and input. This will be voted on at the May meeting.

• Board Member Responsibilities

- Rick Sutton
 - **Building Permits-April 2024**
- **LOT 29 & 30:** Install dock 16 by 4 w/ 8 X 16 L shape at south end of dock. Attach boat lift to west side of dock. Total structure not to exceed 25 feet into reservoir.
 - **RECOMMEND APPROVAL**
- **LOT 179:** Remove existing wood dock and install 10 X 20 aluminum dock. Same footprint. Remove wooden decking from breezeway between house and detached garage. Replace with concrete. Same footprint. Remove gravel in front of two car detached garage. Replace with Concrete. Same footprint. Remove wooden steps to dock and replace with 3' wide green-treated wooden steps and hand rail. Retail same footprint. Convert existing one car garage into sun room. Install new vinyl siding, soffits, fascia, and aluminum guttering to house and detached garage. Remove 2 dead trees on north side of detached garage. Remove existing gravel in front of attached garage and replace with Landscaping that complements existing landscaping.
 - **RECOMMEND APPROVAL**
- **LOT 221:** Install U shaped dock and canopy horizontal to shoreline. Installation will be in area that is greater than 100 feet across reservoir. Maximum extension into the reservoir will not exceed 25 feet.
 - **RECOMMEND APPROVAL**
- **LOT 420:** Remove existing dock. Add new U- shaped dock 20ft along shoreline. Each side will be 24 feet into the reservoir. There will be a 6X8 dock attached to the SW side of the dock along the shoreline. Side setbacks are met. Structure will not exceed 25 feet into the reservoir.
 - **RECOMMEND APPROVAL**

- **LOT 494:** Replace a portion of the dock. Replace wooden section. Reconfigure dock. New configuration will reduce the total width by 10 ft and total square footage by 18% (328 5 to 271). All setbacks are met and new dock will not exceed 25' into the reservoir.
 - **RECOMMED APPROVAL**
- **LOT 746:** Replace existing deck. Square footage of the deck will increase by 64 sq ft. A portion of the deck will be screened and a roof attached. Concrete under existing deck may be replaced. Stairs from porch to ground will be relocated on side of screened in porch. No change in footprint for the steps. All percentages and setbacks are met.
 - **RECOMMEND APPROVAL**
- **LOT 896:** Add additional 47.5 square feet to deck on the northside. Setbacks and square footages are met.
 - **RECOMMEND APPROVAL**
- Jake Vangeison asked if there were any objections to the Building Permits listed, hearing none, the Building Permits are accepted by unanimous consent.

- **Maintenance**

- Coffer Dam work finished for this now.
- Burn pile at Reserve area leveled. **No Dumping signs placed where nothing is to be dumped. Please Observe! The Burn site is NOT a dump site.**
- Cleared and burnt brush along cove areas.
- Patrol boat will be in the water by April meeting.
- Pontoon boat will be in the water in the next couple of weeks in preparation of controlling weeds in the lake.
- Mowers are ready to go and mowing will begin in the next couple of weeks.
- Miscellaneous shop work and maintenance are ongoing.
- Aquatic Weed Spraying will start by Memorial Day

Jake asked that if there are any lightweight boatlifts that members willing to donate to the LPA so the LPA Boats don't have to sit in the water al season.

- **Sewer Report**

- 7 rebuilt and 3 new pumps, 2 to be rebuilt
- Started replacing control panels. 10 installed. Goal is 10 per week.
- 5 Pump calls last month, 2 after hours, 4 new pumps installed, 1 rebuilt.
- 21 Pump calls Jan-Feb., 11 after hours, 13 new pumps installed

- **Jared Canterbury**

- Communications/ Technology- Don Randle reported he worked with Sandie on GoDaddy/Constant Contact DMARC protocols and standards issue and updating the Web-site. Sandie Thanked Don a LOT.
- Recreation
- Fish
- Algae and Vegetation

- **Mike Foley**

- Election- Will work with office to set the November Election calendar
- IALC- Mike noted that IALC has 12 House Bills they are watching, including the making Private lakes Public as their main focus.
- Rules and Regulations Committee-
- Golf Course Lease Update-Mike talked to Jeff Broughton. The Revised Proposed Lease went out to the Board.

- Darin Muller
 - Beautification-
Note: the burn pile is NOT a Dump site
 - Lake Patrol- will be out mid-May, a new seat to be ordered for the boat. Volunteers to build a safer dock for the LPA boats will be recruited. Request by members to replace some buoys. Rick noted that a power auger has been located to install the new sign at the office. Dave Britton said he would help with installation.
 - Merchandise Stores-the platform is going to change to using PRIMO (Springfield) online ordering. So, it will be available 24/7 and Darin hopes to be operating by May.
- Lisa Schmidt
 - Master Calendar- Jake went over the May and June.
 - Recreation and Events
- Laura Sinclair
 - Legal-
 - Annual Meeting-
 - Rules and Regulations-
- Jake Vangeison
 - Personnel-
 - Farm & Haying- everything is up to date on payments and Jake will update Larry on where to mow.

Adjournment to Executive Session-

Rick Sutton moved and Darin Muller seconded to Adjourn to Executive Session. The motion carried and the Regular meeting was adjourned at 8:07pm to Executive Session. Motion carried.

Mike Foley moved and Darin seconded to resume Regular meeting. Motion carried and regular meeting resumed at 8:51pm.

Post-Executive Session:

A Vote was taken to:

None needed.

Adjournment: Bob Bagby moved to adjourn, there being no additional matters on which a vote needs to be taken and Jake Vangeison seconded, the motion passed. The meeting was adjourned at 8:52pm.

Respectfully Submitted,

Sandie Sutton, Office Secretary