

**Lake Petersburg Board of Directors  
Board of Directors Meeting Minutes  
River Bank Lodge  
Petersburg, Illinois 62675  
August 12, 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, Lisa Schmidt, Jared Canterbury

***Absent***

Bob Bagby, Laura Sinclair

***Employees Present***

***Members in Attendance per sign in sheet***

Sandie Sutton, Don Randle, Toby Turek, Brian Vogt, Liz Vogt, Evie Vogt

***Adoption of Agenda***

Jake Vangeison asked if there were any changes to the agenda. Hearing none, the August 12, 2024 Agenda was adopted by unanimous consent.

Jay Johnson spoke about the sewer main cut incident. Lines were not marked on west side only the ones on the east side of North Shore. The new line has been traced. Ameren recommended purchase of crimper and consider contracting with USIC to do all locates. Two people should receive the JULIE requests.

***Items voted on via email vote in-between meetings***

Pontoon motor replacement (June 26 – motion rejected)

Split Petersburg Plumbing and Excavating bill with Ameren (July 5 – motion passed)

Bills Payable (July 15 – motion passed)

Building Permits (July 15 – motion passed)

Sinclair boat purchase; sell current patrol boat by end of year; sell spare 25hp motor; sell current pontoon boat by end of year; purchase large motor in FY 2025 (July 16 – motion passed)

Skid Steer Rental up to \$1,800 (August 6 – motion passed)

Special Meetings - Lease Transfers/New Memberships (July 26 - approved)

Lana S. Emery, Trustee of the Lana S. Emery Declaration of Trust to Steven Lee Schurman and Teresa Ann Fesen (Lot (s) 39)

Norman H. Taylor to Gary B. Western, Jr. and Sarah Janine Western (Lot (s) 771)

Jared Canterbury made the motion to ratify the votes taken in-between meetings; with a second from Darin Muller. Roll call vote and the motion carried with 6 ayes, 2 absent.

## Officers Report

### Secretary

Approval of 6/10/24 Meeting Minutes by unanimous consent.

#### Lease Transfers/New Memberships

- **Nathan R. Sutton and Sandra L. Sutton to Derek J Wooldridge and Erin K. Miller**

(Lot(s) 121 N. Shore Drive)

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

Jake Vangeison made a motion to accept the lease transfer as presented with a second by Lisa Schmidt. A roll call vote was taken with Rick Sutton abstaining. Motion passed.

- **Karen Bumgardner and Loretta K. Hamlin to Dustin Knollenberg**

- **(Lot(s) 327 Elm Lane)**

- 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

- **Gregory Scott Viniard to Scott R. Jackson and Julie A. Jackson**

(Lot(s) 425 ½ and 426 Hemlock Drive)

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

Lease transfers for Lots 327 Elm and 425 ½, 426 Hemlock were approved unanimously.

- **Donna J. Meyer to Colton P. Schmidt**

(Lot(s) 503 Juniper Drive)

- 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 made a motion to approve the lease transfer for Lot 503 Juniper with a second by Jared Canterbury. Motion passed with Lisa Schmidt abstaining.

## ***Treasurer***

### **Finance Report**

Rick Sutton reported the P & L looks in line with budget.

### **Bills Payable**

Rick Sutton presented the Bills Payable report as of August 8, 2024. Lisa Schmidt made a motion to approve the bills as presented with a second from Jared Canterbury. A roll call vote was taken and the motion passed.

## ***President***

Thanked everyone for coming back from 1 month of no meetings and stated no issues were seen from not having a July meeting. He stated since the Sutton's closing date has been moved back to mid-September, Rick would remain as Treasurer and Board member until after the September board meeting. He shared a very nice thank you to Sandie for the last 8 years of service to the lake. Sandie thanked everyone and appreciated the kind words. Changes will be made to the executive board after Rick's resignation in September. Jake also thanked Rick for his service on the Board of Directors.

## ***Hearing of the Members***

Don Randle reported the official NOAA sunset schedule was on our website under Boating. Also suggested stakes are needed at the maintenance lot so big items don't block sight of corner.

## ***Variances***

### ***New Business***

Mike Foley presented request to Bylaws and Rules and Regulations to change the number of directors from 8 to 7. He related language notice to go to the members prior to next meeting on September 12, 2024. This change needs to be voted on before the upcoming election.

Rick Sutton discussed the renewal of the insurance policies. We are still awaiting a quote regarding our Workman's Compensation insurance.

### ***Old Business***

Jake Vangeison presented the prices for new tractor, mowing equipment and skid steer for board review. Pros and cons were discussed. Jake made a motion to approve the lease JD 5075M for \$11,800/year for 5 years with approximately \$25,000 buyout in 2029 or enter into a new lease agreement with new tractor and purchase Frontier FM4115 Flex Wing Grooming Mower for \$17543.11. The motion was seconded by Mike Foley; a roll call vote was taken and the motion passed unanimously.

## ***Rules and Regulations Committee***

Liz Vogt reported the Rules and Regulations committee reviewed and recommended the change in motor size from 25 hp to 60 hp with the fees remaining the same. She also stated the committee is looking into the definition of "view" but there is not yet a consensus among the committee. A report will be sent when the committee reaches an agreement of the definition.

## **Board Member Responsibilities**

Bob Bagby/Rick Sutton

- **Building Permits August 2024**
  - **39 Apple Lane** is installing 23 solar panels on their roof. Legacy Solar Powe, LLC is the contractor. All paperwork is in order and a deposit has been received. **I recommend approval.** *Permit approved as presented.*

- **529 Lemon Lane** is removing a small, wooden retaining wall and replacing the boards with landscaping block. There is no change to the footprint. Image Landscaping is performing the work. They are also installing a handrail on their existing ramp leading up to their boat dock. All paperwork is in order and a deposit has been received. **I recommend approval.** *Permit approved as presented.*
- **658 Oak Knob** is installing a screened in porch. All plans have been received and are in order, plus a deposit has been received. I recommend approval. *Permit approved as presented.*
- **821 Poplar Drive** is performing a front doorstep upgrade and stabilizing their dock landing. Jack of all Trades Lawncare and Handyman Services is completing the work. All paperwork is in order and a deposit has been received. **I recommend approval.** *Jake Vangeison made a motion to approve the permit as requested with a second by Lisa Schmidt. Motion passed.*
- **821 Poplar Drive** is also requesting a new boat lift. Both Rick and I have looked at this request closely and I met with the owner. The lift will not fit into the designated area without encroaching onto the neighbor's property by about two feet. There is simply not enough space in this small cove. **As a result, Rick and I are denying this application.** The owner did ask what are his options and Rick and I both said he needed to ask for a variance. While I was in the office this afternoon, the owner did drop off a letter to Brenda. *A variance request will be sent to the surrounding neighbors.*
- **511 Juniper Drive** received a letter from the lake office in early April that their existing dock (wooden) is extended too far into the cove. These people are brand new owners to the lake. As a result, they contacted JLS Marine, who is going to remove the old wooden dock and replace it with a new dock and boat lift and move it to a location that conforms to lake rules. All drawings and paperwork are in order, a deposit has been received, and **I recommend approval.** *Permit approved as presented.* The other item on their list is a small dog run. The dog run will be attached to the side of their garage, 3 feet wide, 12 feet long, with a fence four feet high. I met with their neighbor, as I don't believe either of their houses is six feet from the property line and retaining walls and flower gardens are probably located on each other's property. She was "ok" with the dog run as it does meet all rules and regulations. *A variance letter will be sent out to the surrounding neighbors.*
- As a sidenote, Rick and I did close out four building permits this week.

## Maintenance

- With all the rain. maintenance has been busy keeping up with mowing.
- Brush pick up will resume week of August 12th. Dump truck has been repaired and skid steer is rented to help.
- Once debris from storm has been picked up weeds will be mowed at trailer storage lot.
- Weeds have been sprayed for the second time on the lake.
- Equipment repair is ongoing as well as routine maintenance on the lake.

## Sewer Report

5 new pumps were installed, 1 pit pumped and 1 panel rewire. Maintenance has installed 50 controls panels. Will hopefully be at 50% by the end of the year.

Jared Canterbury

## Communications/ Technology

## Recreation

## Fish

A meeting has been planned with Brian Harris and the recommendations will be shared when completed.

## **Algae and Vegetation**

Mike Foley

## **Election**

A Notice of Election will go out by the end of August.

## **IALC**

Mike attended Zoom call centered on Illinois proposed law regarding natural vegetation.

## **Rules and Regulations Committee**

Liz Vogt will present after new business

Darin Muller

## **Beautification**

Pickle ball lines have been added to tennis courts on Juniper

## **Trailer and Storage Lot**

## **Lake Patrol**

No wake sign needs fixed; house numbers needed on docks, rip rap discussion and overhanging trees need to be addressed.

## **Merchandise Store**

Lisa Schmidt

## **Master Calendar**

## **Recreation and Events**

Ski school was successful. 17 kids trained to ski and 8 kids trained on wake board. Planning to do “Kayak and Koffee” again this year.

Laura Sinclair

## **Legal**

## **Annual Meeting**

## **Rules and Regulations**

Jake Vangeison

## **Personnel**

## **Farm and Haying**

## ***Adjournment to Executive Session***

Jared Canterbuy made a motion to adjourn to Executive Session with a second by Rick Sutton. The motion carried and the Regular meeting was adjourned at 9:31pm to Executive Session.

Rick Sutton made a motion at 10:34 pm to return to the regular meeting with Lisa Schmidt seconding the motion.

***Post-Executive Session***

Jake Vangeison made a motion to pay the 2<sup>nd</sup> half of Petersburg Plumbing and Excavating. Darin seconded the motion. A roll call vote was taken and the motion passed.

***Adjournment***

Jake Vangieson moved to adjourn at 10:36 p.m. with a second by Lisa Schmidt. The motion passed.

Respectfully Submitted,  
Brenda Scupham