

**Lake Petersburg Board of Directors
Board of Directors Meeting Minutes
River Bank Lodge
Petersburg, Illinois 62675
September 9, 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, Darin Muller, Lisa Schmidt, Jared Canterbury, Bob Bagby, Laura Sinclair

Absent

Rick Sutton

Employees Present

Brenda Scupham

Members in Attendance per sign in sheet

Don Randle

Adoption of Agenda

Jake Vangeison asked if there were any changes to the agenda. Hearing none, the September 9, 2024 agenda was adopted by unanimous consent.

Items voted on via email vote in-between meetings

- Special Meetings - Lease Transfers/New Memberships (August 28 - approved)
 - Paul Alan Shelton and Dorothy Jean Happe-Shelton to Paul A. Shelton and Dorothy J. Happe-Shelton, Trustees of the Paul and Dorothy Shelton Trust (Lot(s) 304, 305 ½) NAME CHANGE ONLY

Officers Report

Secretary

Approval of 8/12/2024 Meeting Minutes by unanimous consent.

Lease Transfers/New Memberships

- **Teresa Ann Fesen a/k/a Teresa A. Fesen to Jayson A. Kistengeger and Bridgette E. Dixon**

(Lot(s) 63 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

- **John E. Buehner and Allison E. Buechner to John E. Buehner and Allison E. Buechner, Trustees of the John Edward Buehner Trust – Name Change Only**
(Lot(s) 152 Beech Drive)
 - Paperwork received
 - Survey provided – N/A
 - Sewer Pump Pit Status – N/A
 - \$100 Transfer Fee – Paid
 - \$500 New Membership Fee – N/A
 - \$200 Special Meeting Fee – N/A
- **Roger C. Steensen and M. Patricia Steensen to Dennis M. Ryan and Theresa L. Ryan**
(Lot(s) 337 Elm Lane)
 - Paperwork received
 - Survey provided - Yes
 - Sewer Pump Pit Status - OK
 - \$100 Transfer Fee – Paid
 - \$500 New Membership Fee – N/A
 - \$200 Special Meeting Fee – N/A
- **Wankel Brothers, LLC to Katie Elizabeth Cappellin and Blake John Cappellin**
(Lot(s) 861, 862 Spruce Place)
 - Paperwork received
 - Survey provided - Yes
 - Sewer Pump Pit Status - OK
 - \$100 Transfer Fee – Paid
 - \$500 New Membership Fee - N/A
 - \$200 Special Meeting Fee – N/A

Lease transfers were approved by unanimous consent.

Treasurer

Finance Report

Jake Vangeison asked if there were any questions and none were presented.

Bills Payable

Jake Vangeison presented the Bills Payable report as of September 7, 2024. Bob Bagby made a motion to approve the bills as presented with a second from Darin Muller. A roll call vote was taken and the motion passed.

President

Jake Vangeison stated Brenda has been cleaning out the office and it is looking a bit different. He suggested trying to get rid of the excess filing cabinets and desk.

Hearing of the Members

Variances

- Lot 821 applied for a variance to install a boat lift. 3 letters were sent out to surrounding neighbors with 2 neighbors voting no and one neighbor voting yes. Bob Bagby made a motion to approve the variance with a second from Jake Vangeison. A roll call was taken and the motion passed.

New Business

- Bob Bagby stated he has had a few members volunteer to be part of the welcoming committee. Lisa Schmidt replied that there had at one time been a welcoming committee and she was happy to get it going again.
- Bob Bagby inquired on the status of lake lots that were for sale. He volunteered to find out the number of lots that could be sold and report back to the board with his findings.
- A maintenance spending limit was discussed. Darin Muller made a motion for the maintenance department to spend up to \$1,000 without approval; \$1,000-\$2,500 approval needed from the board lead that is over maintenance and then full board approval for all items over \$2,500. Jared Canterbury made the second and a roll call was taken with the motion passing.

Old Business

- Jake Vangeison reported the new mower and tractor should be delivered in the coming weeks. He suggested a spending limit be determined for the skid steer so the association could go forward on the purchase without waiting for a vote.
- Jake Vangeison stated the board was going to hold off on changing the number of board members until a later date. Currently, there are a total of 8 members with 4 positions open for election.
- Mike Foley reported that he had been in touch with Jeff Broughton, owner of Shambole Golf Course and he had requested a new copy of the lease. Mike has sent that over to him and is waiting for Jeff to reach out regarding potential meeting dates and times to sign the lease.

Board Member Responsibilities

Bob Bagby

- **Building Permits September 2024** – no new building permit requests for August
- 2 Final Inspections done

Maintenance

- Maintenance has been busy keeping up with mowing.
- Brush pick up will be on September 10th.
- Equipment repair is ongoing as well as routine maintenance on the lake.
- Continuing working on installing new control panels.
- Pontoon is at maintenance dock and has been used.
- Trapper has been working and has so far caught 6 minks.
- Sewer Report (below)

Lake Petersburg Association

Lake Service Report

Month: August
Year: 2024

Sewer Calls						
Address	Name	Date	Last Replaced	Work Performed	Rebuilt Pump(Y/N)	Septic Tank(Y/N)
634 Linden Point	Janice Thomas	08/01/24		Replaced Pump	Y	N
Back 9 RestRm	Stan Wood	08/02/24		Fixed Pump wires	N	N
691 Peach	Dorothy Milstead	08/06/24		Replaced Pump	Y	N
212 NSD	Dave Leischner	08/10/24		Replaced Pump	Y	N
103 Almond	Chad Golembeck	08/19/24		Checked pit OK	N	N
669 S Shore	Jared Brooks	08/19/24		Replaced Pump	Y	N
887 Walnut	Leonard Gray	08/20/24		Replaced Pump	Y	N
490 Juniper	Tom Sponsler	08/22/24		Replaced Pump	Y	N
842 Redbud Place	Jacob Brue	08/24/24		Replaced Pump	Y	N
135 N Shore Dr	Laurie Stanton	08/31/24		Replaced Pump	Y	N
Total Service Calls:		10				

Jared Canterbury

Communications/ Technology

Recreation

Fish

- A survey will go out next month

Algae and Vegetation

Mike Foley

Election

- Jake Vangeison will take over the running of the election as Mike Foley will be running for a second term.

IALC

Rules and Regulations Committee

- No meeting was held.

Darin Muller

Beautification

Trailer and Storage Lot

Lake Patrol

Merchandise Store

Lisa Schmidt

Master Calendar

Recreation and Events

- Kayaks and Coffee will be held on Saturday, September 21 at Schmidt's dock.

Laura Sinclair

Legal

Annual Meeting

Rules and Regulations

- Next meeting will be held on September 16th at the LPA office.

Jake Vangeison

Personnel

Farm and Haying

Adjournment to Executive Session

Bob Bagby made a motion to adjourn to Executive Session with a second by Jake Vangeison. The motion carried and the Regular meeting was adjourned at 8:37pm to Executive Session.

Bob Bagby made a motion at 9:16 pm to return to the regular meeting with Lisa Schmidt seconding the motion.

Post-Executive Session

Adjournment

Jake Vangieson moved to adjourn at 9:17 p.m. with a second by Jared Canterbury. The motion passed.

Respectfully Submitted,
Brenda Scupham