

Lake Petersburg Board of Directors
Board of Directors Meeting Minutes
River Bank Lodge
Petersburg, Illinois 62675
June 10, 2024

Call to Order: President, Jake Vangeison called the meeting to order at 7:02PM.

Preliminary Matters- President: A Roll Call was taken.

Directors in Attendance: Jake Vangeison-President, Mike Foley- Secretary, Rick Sutton-Treasurer, Laura Sinclair-Vice President, Darin Muller, Lisa Schmidt

Employees Present: Brenda Scupham

Members in Attendance per sign in sheet: Liz Vogt, Don Randle, Denise Burgess, Brian Burgess, Darren Allen

Adoption of Agenda:

Jake Vangeison asked if there were any changes to the agenda. Hearing none, the May 13, 2024 Agenda was adopted by unanimous consent.

Items voted on via email vote in-between meetings:

- Approved to pay up to \$5,000 to IL Dept. of Revenue (4/14/24)
- Approved to pay \$2,000 Skid Steer Rental to Larry Todd (4/23/24)
- Approved Lot 808 Building Permit (4/24/24)
- Approved Cherry Point tree clean up (5/1/24)

Rick Sutton moved and Lisa Schmidt seconded to ratify the votes taken in-between meetings. Roll call vote and the motion carried with 7 ayes, 1 absent.

• **Officers Report**

• **Secretary**

- Approval of 4/8/24 Meeting Minutes
- Rick Sutton moved and Darren Muller seconded to approve the Amended 4/8/2024 LPA Meeting Minutes. Motion carried.

• **Lease Transfers/New Memberships**

• **Terry D. Barnett a/k/a Terry Doyle Barnett TO James D. Kveton**

- (Lot (s) 160 Beech Drive)
 - Paperwork received
 - Survey provided –
 - Sewer Pump Pit Status – OK
 - \$100 Transfer Fee – Paid
 - \$500 New Membership Fee—Paid

• **Leslie Wankel and Julie Wankel TO Julie Wankel**

- **(Lot(s) 863 Spruce Place) NAME CHANGE ONLY**
 - 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

• **Mark D. Roskamp TO Lori Nelson**

- (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 April Budget to Actual Profit and Loss Statement for Board review. The annual Dues and Fees monies are coming in.

Bills Payable:

Rick Sutton presented the as of May 9, 2024 report.

Darren Muller moved and Jared Canterbury seconded to approve the as of May 9, 2024 Bills Payable in the amount of \$19257.22. Roll call vote. Motion carried unanimously.

President:

Fireworks Report: - Jared stated the tickets are now in the office and are for sale.

Variances:

New Business:

Old Business:

- Review Art. 9 Section F of LPA By-laws -inconsistent with CICAA, so need to bring By-laws into same as CICA.
 - Jake Vangeison made a motion to change the bylaws so they are consistent with CICA. Lisa Schmidt seconded the motion. A roll call vote was taken and the motion passed unanimously.
- Rules and Regulations Committee Memo/Recommendations for Member proposed Rules Changes. 4.8.B.3 Number of Boats and Motors
 - Jake Vangeison made a motion to revise the recommendation from the Rules and Regulations committee to 60 HP instead of 75 HP. Jared Canterbury seconded the motion. A roll call vote was taken and it passed with 6 ayes and 2 nays.
 - Rick Sutton made a motion to not accept the Rules and Regulations committee's recommendation to change the boat length from 20 feet to 22 feet. Lisa Schmidt seconded the motion. A roll call vote was taken and the motion passed with 5 ayes and 3 nays.

- **Board Member Responsibilities**

- Rick Sutton

- **Building Permits May 2024**

- **LOT 13:** Attach boat lift and canopy to existing dock. Lift and dock will not exceed 25 feet into the reservoir. All side setbacks are met.
 - RECOMMEND APPROVAL
- **Lot 69:** Proposal is to plant 3 trees. One tree on the west side of the house and two trees on the north side of the house between the house and the lake.
 - RECOMMEND APPROVAL OF THE TREE ON THE WEST SIDE OF THE HOUSE ONLY. PER RULE 8.3M TREES THAT MAY OBSTRUCT VIEW OF OTHERS ARE NOT ALLOWED
- **LOT 71:** Remove existing floating dock. Add 20X40 stationary dock. Install 3 4X6 wooden post and attach Retractable Awning to posts. Awning and posts will be approximately 8 feet from floor of dock. Add storage cabinets to the dock approximately 5 feet tall. DENY POSTS, AWNING AND STORAGE CABINET.
 - RECOMMEND APPROVAL FOR THE DOCK.
- **LOT 116:** install Sunsetter retractable awning to East side of deck. Will not extend beyond existing deck.
 - RECOMMEND APPROVAL
- **LOT 123:** Phase 1 – Add 160 sq. ft. patio w/metal roof and 8 feet tall side wall on the north side. Phase 2 – Add kayak stand by shoreline 6 feet from south property line. Phase 3 – Add 2 galvanized post in the water 6 feet from south property line. First post to be about 3 feet into the reservoir and the second post 15 feet out into the reservoir from first post.
 - RECOMMEND APPROVAL OF PHASE 1 AND 2. DISCUSS PHASE 3
- **LOT 198:** Install 28 X 10 canopy and cover for existing boat dock.
 - RECOMMEND APPROVAL
- **LOT 180:** Phase 1: Install parking pad 20X26 on leased lot 181. Redo landscaping including paver wall, walkways and steps. Level North side of lot 180. Phase 2 Install Boat lift on East side of house.
 - RECOMMEND APPROVAL OF PHASE 1. REQUIRE VARIANCE BE SUBMITTED FOR PHASE 2
- **LOT 402:** Install 23X10 boat lift with canopy to existing dock. Existing dock is 4 feet into the reservoir. By attaching boatlift to dock the extension into the reservoir will exceed the maximum allowed which is 12 feet. Variance form received but not enough time to send and get response from applicable leaseholders.
 - RECOMMEND SENDING VARIANCE AND ALLOWING 10 DAYS FOR RESPONSE. IF NO OBJECTIONS APPROVE THE PERMIT REQUEST.
- **LOT 411:** Repair existing dock including replacing damaged boards. No change in footprint.
 - RECOMMEND APPROVAL
- **LOT 600:** Replace existing gravel approach to garage with concrete to allow for better drainage away from house,
 - RECOMMEND APPROVAL

Rick Sutton made a motion to approve the Building Permits for Lots 13, 116, 198, 411 and 600 as presented with Jake Vangeison seconding the motion. Motion passed unanimously.

Rick Sutton made a motion to approve the Building Permit for the tree on west side of property only on Lot 69. Jake Vangeison seconded and the motion passed unanimously.

Jake Vangeison made a motion to approve the Building Permit for the dock changes only to Lot 71. Lisa Schmidt seconded the motion and the motion passed.

Bob Bagby made a motion to accept Phases 1 and 2 of the Building Permit for Lot 123. Jared Canterbury seconded the motion and the motion passed.

Jake Vangeison made a motion to accept Phase 1 of the Building Permit for Lot 180 with a second by Bob Bagby. The motion passed.

*Building permit for Lot 402 was postponed to next meeting to accommodate the variance guidelines.

- **Maintenance**
 - Patrol boat in water and ready for use
 - Pontoon boat in the water. Spray tank and new extension is on the spray gun that will allow a longer reach
 - Mowing has started and will continue as needed
 - Miscellaneous shop work and maintenance are ongoing.
 - Control panels continue to be installed as time permits
 - Jake Vangeison stated he has requested a bid from Dennis Stevens (Sloan's) regarding a mower and leasing a tractor
- **Sewer Report**
 - Pumps: 3 new, 5 rebuilt and 2 that need rebuilt
 - Continuing to install New Control Panels as time permits
- 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-Will be doing a fall survey
 - Algae and Vegetation-Remind members that no sprinklers are allowed within 48 hours of spraying.
- 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- front entrance work is done and there is free mulch beside the tennis courts on Poplar
 - 4 buoys have been ordered
 - Searching for a crank lift boat for free for the fishing boat
- Lisa Schmidt
 - Master Calendar
 - Recreation and Events-Will start a ski/wake board training for every Wednesday beginning at June 12 at 4 p.m.

- Laura Sinclair
 - Legal-HB 5296 Native Landscaping Act to be watched.
 - 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:

Mike Foley moved and Laura Sinclair seconded to Adjourn to Executive Session. The motion carried and the Regular meeting was adjourned at 8:31pm to Executive Session.

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

Post-Executive Session:

Jake Vangeison made a motion to send a member violation letter. It was seconded by Lisa Schmidt and the motion passed. A motion was also made by Jake Vangeison to adjust the employee pay for Lake Patrol. It was seconded by Laura Sinclair and the motion passed with six ayes.

Adjournment: Bob Bagby moved to adjourn, Jake Vangeison seconded and the motion passed. The meeting was adjourned at 9:18pm.

Respectfully Submitted,

Brenda Scupham