

**Lake Petersburg Board of Directors
Board of Directors Meeting Minutes
River Bank Lodge
Petersburg, Illinois 62675
October 14, 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 (phone), Darin Muller, Lisa Schmidt, Jared Canterbury, Bob Bagby, Laura Sinclair, Rick Sutton

Absent

Employees Present

Brenda Scupham

Members in Attendance per sign in sheet

Chad Golembeck, Amanda Golembeck, Darren Allen, Rich

Adoption of Agenda

Jake Vangeison asked if there were any changes to the agenda. Jake wanted to amend the agenda to include changing the rule regarding the election timeline and an abbreviated election process. Laura Sinclair would like to change the office hours within the Rules and Regulations. Motion passed with unanimous consent.

Maintenance Supervisor

Larry Todd spoke to the board members regarding the need of a skid steer and what it would be used for. He also asked the board members to consider giving the full-time employees paid holidays.

Items voted on via email vote in-between meetings

- Building Permit for landscaping at 744 Persimmon (Approved 9/24/2024)
- Special Meetings - Lease Transfers/New Memberships (9/30/2024 - approved)
 - Richard H. Morris, deceased and Joann M. Morris; Joann M. Morris, surviving joint tenant, to Kenneth T. Morris and Jinnie Lee Morris (Lot (s) 117, 118, 119 Ash Knob)

Officers Report

Secretary

Approval of 9/9/2024 Meeting Minutes by unanimous consent.

Lease Transfers/New Memberships

- **Robert E. O'Keefe, Jr. (deceased); Shannon M. Staples, Executor of the Estate of Robert E. O'Keefe, Jr., Deceased to Brent Thomas Marshall and Heidi Ann Marshall (Lot(s) 190, 191, 192 Cedar Lane)**
 - 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
- **Kent A. Mutchmore, deceased; Nancy D. Mutchmore Trustee of the Joint Revocable Trust of Kent A. Mutchmore and Nancy D. Mutchmore to Luke P. McCue (Lot(s) 558, 559 Lemon 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
- **Margaret A. Hodack to Albert S. Hapack and Judith E. Hapack (Lot(s) 881 Walnut Knob)**
 - 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
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Lease transfers were approved by unanimous consent.

Treasurer

Finance Report

Jake Vangeison asked if there were any questions and none were presented. Mike Foley presented the draft budget for 2025 and asked that any updates or changes be sent to him or Brenda Scupham. The 2025 budget will be presented to the members in December.

Bills Payable

Jake Vangeison presented the Bills Payable report as of October 9, 2024. Jake made a motion to approve the bills as presented with a second from Laura Sinclair. A roll call vote was taken and the motion passed.

President

Hearing of the Members

Variances

New Business

- Jake Vangeison asked the Rules and Regulations committee to take a look at the rule regarding the election timeline and consider including an abbreviated election timeline.
- Laura Sinclair asked the Rules and Regulations committee to update the office hours within the Rules and Regulations.

Old Business

- Jake Vangeison reported the new mower and tractor have been delivered. He will be researching prices of a new skid steer with a smaller horsepower than previously researched based on Larry Todd's recommendation.

Board Member Responsibilities

Bob Bagby

- Jake Vangeison made a motion to accept the building permits as presented with the exception of 741 Persimmon with a second by Laura Sinclair. Motion passed. Jared Canterbury made a motion to accept the building permit for 741 Persimmon with a second by Lisa Schmidt. Motion passed.
- Bob reported the maintenance team has been working on ongoing equipment repairs, installing new control panels and working on sewer calls as need.

Jared Canterbury

Communications/ Technology**Recreation****Fish**

- Fish survey has been done and a report will go out to members when ready. Also, fish restocking is being done.

Algae and Vegetation

Mike Foley

Election**IALC**

- Mike reported the association is in the process of changing officers.

Rules and Regulations Committee

- No meeting was held.

Golf Course Lease

- Still working on trying to set up a meeting with Jeff and Susan Broughton

Darin Muller

Beautification

Trailer and Storage Lot

Lake Patrol

Merchandise Store

- Primo Design is working on a demo for the new store.

Lisa Schmidt

Master Calendar

Recreation and Events

- Kayaks and Coffee was held on Saturday, September 21 at Schmidt's dock. Welcome Wagon baskets are available for new members.

Laura Sinclair

Legal

Annual Meeting

- Laura reported she will begin work on the Annual meeting in November.

Rules and Regulations

- September meeting was cancelled. Next meeting will be held on October 21st at the LPA office.

Jake Vangeison

Personnel

Farm and Haying

- Jake reported a settlement check is expected after the harvest is completed.

Adjournment to Executive Session

- Jake Vangeison made a motion to adjourn to Executive Session with a second by Jared Canterbury. The motion carried and the Regular meeting was adjourned at 8:15pm to Executive Session.

Post-Executive Session

- Rick Sutton made a motion at 8:48 pm to return to the regular meeting with Jake Vangeison seconding the motion.
- A motion was made by Jake Vangeison with a second by Rick Sutton to adjust the full-time employee holiday pay. A roll call vote was taken and the motion passed unanimously.

Adjournment

- Rick Sutton moved to adjourn at 8:49 p.m. with a second by Bob Bagby. The motion passed.