

**MINUTES OF THE BOARD OF DIRECTORS
OF TERRE DU LAC ASSOCIATION
REGULAR BOARD MEETING
March 14, 2018 7:00 p.m.**

The Regular Board Meeting of the Terre Du Lac Association, Inc. was called to order at 7:04 p.m. on March 14, 2018 at the Terre Du Lac Pavilion by President, David Ruble.

Mr. Ruble asked each Board Member to introduce themselves and state their position on the board. Present were David Ruble, President; Bob Brown, Vice President; Robert Rinell, Treasurer; Tracey Wibbenmeyer, Secretary; Mike Tilley, Mike Miller and Suzi Kwon. Lori Pope, General Manager did not attend and was excused.

Mr. Ruble informed the members present that tonight's meeting was going to be an open forum with the main items on the Agenda are 2018 Budget, the Road Plan, Committee Reports, proposal from Susie McBride regarding a dog park and Ms. Kwon is going to report on some Country Club changes.

Mr. Brown moved to accept the agenda as presented. Mr. Rinell seconded. Mr. Rinell, Mr. Tilley, Mr. Brown, Mrs. Wibbenmeyer, Ms. Kwon and Mr. Miller voted Aye. The motion carried.

Mr. Rinell gave the February 28, 2018 Financial Reports (Attch. #1). Mr. Rinell stated the Board had approved the 2018 Budget at an Executive meeting during the month of February. Mr. Rinell made a motion to approve the February 28, 2018 Financial Reports. Mr. Brown seconded. Mr. Ruble commented that the Reserve Accounts need to be adjusted to reflect the year-end transfer. Mr. Rinell, Mr. Brown, Mr. Tilley, Mr. Miller, Mrs. Wibbenmeyer and Ms. Kwon voted Aye. The motion passed.

Mr. Ruble passed out a Cash Analysis of 2018 Proposed Budget packet to all present. Mr. Ruble explained the spreadsheets and answered some questions from the audience.

Mr. Miller gave the Public Safe report (Attch. #2 & #3).

Mr. Brown gave the Public Works report (Attch. #4). Mr. Brown said the Board voted earlier to continue the lake assessments on Lac' Shayne, Lafitte and Capri. Mr. Brown then turned it over to Cody Gillette, Director of Public Works to give a presentation on the Road Plan for 2018. Mr. Gillette had a detailed board with the plan for 2018 and 5 year plan. Mr. Gillette said the Road Improvement Assessments have given the Road Plan a spark to not only overlay existing asphalt but also begin to look at new asphalt which is included in the 2018 plan. The process has to begin with the prep work, including ditches and culvert pipe replacement. Mr. Gillette said we are looking at 3.1 miles this year which is more than we have done in previous years. The plan includes South Capri, West Capri, East Capri and some gravel sections including Orly, Glenoble, Siene and the gravel section of Bergerac. Currently TDL has 30 miles of asphalt and 70 miles of gravel roads so it is time we begin asphalt on some of the gravel roads. Mr. Gillette said the plan for 2019 is 3.4 miles of asphalt including a little more gravel. Mr. Gillette continued with future years plans and pointed out the areas to be completed on the Road Plan map. Mr. Tilley brought up the co-op paving option that is available to property owners. Mr. Gillette said there is a co-op also in the 2018 road plan. The co-op will pave Nicole Court at a 50/50 payment of the total cost. Mr. Gillette answered some questions from the audience and Board.

Mr. Tilley gave the Human Resources report. Mr. Tilley said as the newly appointed HR representatives for the Board. Mr. Tilley said he will continue to expand and give more information each month. This month he would give the TDL staff information. Starting off with the Administrative office with the

General Manager, Lori Pope; the accounts person is Tammy Reeves. Mr. Tilley said Tammy has done a great job with the delinquent accounts also accounts payable and payroll; then at the front desk is Ann Lindsey and she is our first line person. Mr. Tilley said Public Works has 7 personell, with Cody Gillette as the Director, Supervisor is James Hinkle. Mr. Tilley then pointed out that Lori Pope has been with TDL Association over 20 years and James Hinkle has also been here about the same amount of time. The equipment operator for Public Works Kent Nations; then 3 laborer positions Rob Tidwell, Kyle Miller and one open position. Mr. Tilley said the police department has 7 officers. Chief Tim Cook; Lieutenant Chris Callendar; Corporal Danny Blum; Patrolman Ignatius Damier; Patrolman Trent Franklin; Patrolman Jonathan Vest; the police also have one open position. Mr. Tilley said the Fire Department has one full time person and 12 volunteers. The Fire position has been recently filled by Jonathan Moore and looking forward to getting him onboard and getting some of the things done that have been lacking in that area due to the vacancy.

Mrs. Wibbenmeyer gave the Community Events report. Mrs. Wibbenmeyer said her committee does all the fun stuff. Mrs. Wibbenmeyer said on March 24th at 11 a.m. the Easter Bunny will be at Pavilion Park for an Easter Egg Hunt for the kids and lots of fun. Mrs. Wibbenmeyer said April 7th at 11 a.m. will be Arbor Day at the front entrance, there will be some trees to hand out and a speaker. Mrs. Wibbenmeyer said next on April 14th will be the Color Run for West County. Flyers were given out and more are available at the Association office. Mrs. Wibbenmeyer encouraged everyone to sign up early so they know they have enough participants, the proceeds will go to help a teacher at West County who has been struggling with cancer.

UNFINISHED BUSINESS

Mr. Ruble said he would report 3 items that are Unfinished Business. The Association has real estate lots available for sale and the Association does not take lots back unless Assessments and taxes are paid in full. Mrs. Wibbenmeyer said if anyone knows anyone that is looking for a lot to be able to come in and fish to go to the Association office and they will take care of them. Mr. Ruble said at the Executive Meeting earlier in the day the Board approved a regulation change allowing one for sale of regular size (5 sq feet) be placed in the front yard of residences, lots are still excluded from signs. There was audience applause for this change, Mr. Ruble stated the applause should go to the new Developer, Cary Combs and Suzi Kwon who has served as his representation on the Board. Mr. Ruble said the third item that came up in the meeting is this meeting would be Suzi Kwon's last meeting and Mr. Comb's will take his seat on the board going forward.

NEW BUSINESS

Susie McBride gave her proposal for a dog park in TDL. Mrs. McBride handed out a flyer to everyone. Mrs. McBride said she has lived in TDL for 15 years and currently lives on the golf course which is a place where you can't have pets running. Mrs. McBride said she and her husband have thought for a long time it would be great to have an area where they could go and meet other dog owners and where dogs can run and play without being on a leash so that is where this idea started. Mrs. McBride began looking on the plat maps looking for a good place to put a dog park and decided the area at the ballfield could be good because it has a parking area and the Public Works already mows the area. Mrs. McBride said she was proposing to get donations to pay for everything also has a couple of contractors that said they would also help so at this point needs approval from the Board on where the dog park could go and/or if it would be allowed. Mrs. McBride said this proposal has been on the Nextdoor App and a survey of who would be for it an also opposed to it. Overall the response has been 95 responses and 2/3 said they do support it and some would give to help it get done. Mrs. McBride said she was open to other ideas or suggestions at this time. Someone in the audience asked if Mrs. McBride had any idea what the cost will be, Mrs. McBride said the cost at Lowe's for 100' by 10' is about \$3,500.00. A member of the audience who lives directly behind the

prospective area for the dog park spoke about her concerns of loud noise with barking and traffic. A suggestion was made to look at other locations including the river park for a better location. Another suggestion was made to put the dog waste bag stations be put up in different areas around TDL for those that walk their dogs. Mrs. McBride asked the Board if they had any additional questions. Mrs. Wibbenmeyer said she thought the Board needs to look at other things and do some research to see about the liability and what it would mean for TDL and what it will take to get it together. Mrs. Wibbenmeyer said she is not opposed to doing the dog park but would want it done right if it is done. Mr. Tilley said he would offer a suggestion to form a committee to do some more research and then bring the additional information to the Board. The consensus of the Board was the plan would be considered and no one was opposed to the idea. There was a suggestion to have everyone that gets a dog tag sign a waiver form to alleviate any liability for the Association.

Mr. Ken Dalivaris asked if anything had been done after he asked at last months meeting about getting the County Road striped. Mr. Gillette said after last year's email he was told they would look at striping and he contacted them again this year and he was told they are looking to see if it will fit in their budget. Mr. Ruble said he intends to invite the Co Commissioners to come have lunch and discuss this.

Ms. Kwon said she was honored to talk about the changes at the Country Club. Mrs. Kwon said 40 years ago everyone was given a membership at the Country Club when they purchased property in TDL and now the Country Club is doing some new and exciting things. The Country Club will be open to all homeowners, current and future, all will be given a TDL CC membership to the club, there was a round of applause. Ms. Kwon said the new memberships will start May 1st. Ms. Kwon said there will be some new upgrades at the club, including bingo at the Pavilion on Monday nights. There will be bar food available on Bingo nights. Ms. Kwon said this will be the only non-smoking facility for Bingo in this County. Ms. Kwon said the club is looking at having bands on weekends and all will be invited. The Club is expanding and changing their menu and Ms. Kwon said the prices are also being reduced. Ms. Kwon said the pool is also being renovated and have summer parties with bands there. Ms. Kwon explained some other new additions that are planned for in the future. There will still be some paid memberships at the club with added benefits. Ms. Kwon invited everyone to come to the Club and check it out. Ms. Kwon said everyone will receive a letter in with their annual TDL dues and assessments, the letter will include a membership form for the Club. Mrs. Helen Scott asked when did the Association become part of the Country Club and why is the Association using dues to pay for advertising for the Country Club. Mr. Ruble said the Country Club is giving every homeowner in TDL free membership and free access to the club. Mrs. Scott said the letter and membership form are confusing. Mrs. Scott asked what the difference in the different membership levels includes. Ms. Kwon said they are focusing right now on the free club membership for all homeowners. Another member of the audience said that she thought for any property owner having membership to the club raises their property values. Mrs. Sandy Bender said many people do not understand that the Country Club is owned by the owner members it is not owned by the Association. They each have their own budget. Mrs. Bender said the Country Club should pay for what we do for them and the Association should pay for what they do in return, for accountability purposes. Mr. Tom Crammond said he looked at the club as another perk like the lakes for the community and the club does improve property values. Ms. Kwon said they just wanted to announce the new benefit to all homeowners of TDL and invited everyone to come to the club and try it out.

A member of the audience mentioned the wind sock for the Air Evac helicopter that is located at the ballpark is missing. Mr. Tilley said Air Evac would be notified so they can replace it. The gentleman also asked if he had guests visiting could they go to the club with him. Ms. Kwon said as a member you would be allowed to take guests with you to eat in the dining room. Mr. Tilley said he would like to clear up some misconceptions where the Country Club is concerned and the use of the Paviolion by the Association. Mr. Tilley said in exchange for the use of the Pavilion the Association provides the CC with a full page ad in the

Lifestyle where everyone else has to pay, the Association plows the CC lot when it snows and the Public Works mows around the irrigation pond at the bottom of the golf course at least once a year. The misconception is the Association gets the use of the Pavilion for free but it is a trade off. Mr. Tilley said last year the Association paid to put gas in the tank at the Pavilion for use of the building in the winter. Mr. Tilley said in the last couple of years the Association has written off Assessments for the Country Club and wanted to stress to everyone that thinks the Association gets the use of the building for free it is a trade off between the Association and the CC. Mr. Brown said the CC has been very cooperative any time the Association has needed use of the Pavilion they have opened it up. Mrs. Scott said she did not think it was right that the Association's dues were spent to help one business in the community. A member of the audience said he would write a check for \$650.00 and pay for the postage himself and that way the Association was not out the money. There was a lot of applause for that offer.

Mr. Shawn McNulty gave the board a map showing he lives on St. Francois Road at Stoney Point Road and at the St. Francois and Washington County line. Mr. McNulty said his home is in St. Francois Co and his 2 additional lots are in Washington County. Mr. McNulty said he has made multiple requests to Chief Cook regarding speeding vehicles on the County Road but he knows the police cars can not sit there all the time. Mr. McNulty said the majority of the cars that go by his home are going way over the speed limit of 35 mph. Mr. McNulty said his kids like to ride their bikes but they can't because of the speed of the vehicles traveling on the road and would like the Board to consider trying to get the road closed at Papilon or even install a speed bump. Mr. Ruble said he would speak with the Commissioner and support Mr. McNulty's concerns. Mr. Ruble told Mr. McNulty that he would get with him after the meeting and would work with him to try to resolve the issue.

Mr. Rinell made a motion to adjourn the meeting at 8:47 p.m. Mr. Brown seconded. The motion passed unanimously.

David Ruble, President

Tracey Wibbenmeyer, Secretary