

**MINUTES OF THE BOARD OF DIRECTORS
OF TERRE DU LAC ASSOCIATION
INFORMATION/COMMUNICATION MEETING
November 8, 2017 7:00 p.m.**

The Information/Communication Meeting of the Terre Du Lac Association, Inc. was called to order at 7:00 p.m. on November 8th, 2017 at the Terre Du Lac Pavilion by President, Bob Brown.

Present were Bob Brown, President; Ed Weible, Vice-President; Suzi Kwon, Secretary; Gary Keithly, Treasurer; Mike Tilley, Tracey Wibbenmeyer and Robert Rinell. Lori Pope, General Manager, also attended the meeting.

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

Mr. Weible made a motion to approve the minutes from the October 10th, 2017 Executive Meeting as presented. Mr. Tilley seconded. Mr. Weible, Mr. Tilley, Mr. Keithly, Mr. Rinell, Mrs. Wibbenmeyer and Ms. Kwon voted Aye. The motion passed.

Mr. Keithly gave the Treasurer's Report (Attch. #1). Mr. Keithly said cash in the bank as of October 31, 2017 was \$854,862.50. That amount includes Reserve Accounts as follows: Capital \$192,586.25; Road Improvements \$123,038.91; Animal Control \$70.00; Community Events \$2,036.07; Parks \$354.41; Fire Department \$970.00; Police Department \$84.00 and Petty Cash of \$300.00. In addition to the Reserve Accounts the amount of cash in the bank also includes Pre-Paid Dues & Assessments of \$19,060.11 and Permit Deposits of \$26,200.00. The amount of Dues & Assessments collected during the month was \$10,630.00, road improvement assessments \$545.00 and prior year dues and assessments of \$4,816. All other income was \$15,018 for a total of \$31,009 which was the best income total collected in any October which Mr. Keithly has kept records on. Total bills paid during the month totaled \$148,113.20.

Mr. Tilley gave the Fire Department Report (Attch. #2). Mr. Tilley reminded everyone that it was the time of year to make sure and have your fireplace flues checked as flu fires are very common.

Mr. Tilley gave the Police Department Report (Attch. #3). Mr. Tilley said two officers were involved in a vehicle stop and search that resulted in a large amount of methamphetamine, pills and paraphernalia seized from the vehicle along with two arrests. Mr. Tilley said there were 10 arrests during the month of October. Mr. Tilley stressed the importance of residents getting guest passes for their guests. Passes can be obtained from the Association office early if a resident is going to have multiple guests, perhaps over several days.

Mr. Weible gave the Public Works Department Report (Attch. #4). Mr. Weible said the Public Works crew had been busy during the month of October. The asphalt paving had been completed during the month. Mr. Weible said the asphalt overlay at the front entrance area was a big improvement. The repairs and Lac Marseilles and Capri boat ramps were completed. Mr. Weible said the department will continue asphalt and pot hole repairs. Mr. Weible said rain during the month enabled them to schedule 23 hours of road grading in October. During the month of October there were 13 construction permits issued, 2 for new homes. To date this year, 125 construction permits have been issued. There were 8 violations written during the month, 1 corrected and 3 repeat violations. There have been 66 violations written so far, this year.

Mr. Rinell gave the Administration & Hearing Report. Mr. Rinell said the new TOPS system is now up and running. It is working well for the Administration department. Mr. Rinell reported the Public Works department still has one open position.

Mrs. Wibbenmeyer gave the Community Events & Activities Report. Mrs. Wibbenmeyer said the coat drive was held on Saturday along with a “paper products” drive for Camp Hope. Mrs. Wibbenmeyer said there were so many coats and items collected that TDL will be able to give them out to three different places, helping many people. Mrs. Wibbenmeyer said the committee also collected \$1000.00 in cash and a truck load of paper products for Camp Hope. Mrs. Wibbenmeyer said this was a wonderful event. Mrs. Wibbenmeyer concluded saying the final event of 2017 will be Santa at the Firehouse on Saturday, December 2nd from 10 a.m. – 1 p.m. Mrs. Wibbenmeyer invited everyone to attend with their children, grandchildren or to just come and participate. There will be photos with Santa, gifts for children, goodies and crafts.

Ms. Kwon gave the Community Improvement & Promotions Report. Ms. Kwon said she had excellent news for the community; the “Meals on Wheels” will be starting delivery in TDL. The stretch goal of her committee was to begin the first deliveries on the week of Thanksgiving. The committee is still looking for a few more volunteers to help with deliveries in TDL but they have enough to get it started. Ms. Kwon said the Bonne Terre Nutrition Center offers wonderful resources for our community with lunch on-site every day and other activities such as yoga and Bingo. Anyone who is unable to drive to the grocery store can sign up for the Meals on Wheels deliveries offering nutritious meals 5 days/week. Applications are available at the Nutrition/Senior Center in Bonne Terre.

Mr. Weible moved to adjourn the meeting at 7:19 p.m. Mr. Rinell seconded. The motion carried unanimously.

MEMBERSHIP PARTICIPATION

Dawn Ryals asked if the Fire Department could check with seniors in our community and assist those that might need help checking smoke detectors to make sure they are working. Chief Cook was attending the meeting and said he and the Fire Chief had already discussed this as something the Fire Department could do.

MEET THE CANDIDATES PROGRAM

Ms. Kwon welcomed everyone to the Meet the Candidates portion of the meeting. Ms. Kwon said program was to give the community the opportunity to learn more about the candidates running for the board. Ms. Kwon said the ballots for the election will be mailed on November 15th and must be returned by December 15th. Copies of the election bios of the candidates were handed out to those present. Ms. Kwon asked each of the candidates to introduce themselves, what prompted them to move to TDL and what they think will make them a more effective board member.

Mr. Gary Keithly said he has been in TDL since 1978 and built his first home in 1984 and his current home in 2009. Mr. Keithly said he had been on the board in the late 90’s, then again in 2010. Mr. Keithly would like stay on the Board.

Mr. Mike Miller said he has lived in TDL for 17 years. He owns and operates the gas station/convenience store here in Terre Du Lac. Mr. Miller believes he has a lot to bring to the table as he runs his own business. He would like to make the community better which will make everything better for everyone.

Mr. Greg Brewer said he moved to TDL in 2013 and he is a small business owner. Mr. Brewer rehabs homes and new construction. Mr. Brewer has spent time in construction, trucking, and was a 20 years manager at Donnelson Cycle. Mr. Brewer said he could bring a little business to the board.

Mr. David Ruble said he has lived in TDL since 2000 and raised a family here. Mr. Ruble said he has quite a bit of experience running businesses. Mr. Ruble's expertise is in financial and he brings business knowledge to the board.

Ms. Kwon then opened up questions to the community.

Mrs. Helen Scott asked "What is your opinion about Open Meetings?" Should all Board business be conducted in Open Meetings?

Mr. Miller said he believed board members are elected to conduct business and the community has every right to know what happens, but he does not think all meetings should be open.

Mr. Brewer said he believed the meetings should be open. The members should know what is going on and when.

Mr. Ruble said he has sat on a lot of boards, both public and private. Mr. Ruble said business generally is conducted behind closed doors. But, the decisions are immediately made public or announced and comments are always freely accepted.

Mr. Keithly said there is a lot that can be done at open meetings, but there are things that cannot be done at an Open meetings. On other board Mr. Keithly has been on, you have never had everything at an open meeting such as employees or contracts. Mr. Keithly said there is a need for open meetings. But at the Executive meetings, minutes are taken and made available to the community which can be looked at any time. Mr. Keithly does not believe all business should be conducted at Open Meetings.

Mrs. Scott wanted to comment after the candidates answers that holding meetings in townships like the city of Bonne Terre, business is held in public meetings, except for specific things (personnel, contracts when bid are opened).

Mrs. Norma Fox asked, "What priority is important to you?, other than roads which is everyone's number one priority.

Mr. Brewer said community functions. Mr. Brewer wants to keep everything up, such as parks. Mr. Brewer said we have one of the best police departments around.

Mr. Ruble said roads is his #1 priority, even if he is not supposed to bring it up. Mr. Ruble has served on the Finance Committee and the Public Works Committee for this last year. One of our biggest strengths is the passion of our employees who want to do things right. Mr. Ruble said he would prioritize how to allocate funds across different departments to give more money to fix the roads.

Mr. Keithly said this community is unique in the state as the only community with a police, fire and public works departments. Mr. Keithly stated we do not qualify for many grants or government assistance. Mr. Keithly said, "We have to do it all on our own." Mr. Keithly thinks it is very important maintain each of those services and identity.

Mr. Miller said roads would be his, but he cannot use that. Mr. Miller would like to see TDL become a completely self-sufficient community. Mr. Miller said in addition to the current amenities he would like to

see things such as a doctor's office, gym and other amenities. He would like to attract people to come to TDL and bring more businesses here.

A property owner asked if the financial information and budget are available online. Ms. Kwon said all the information including the minutes from meetings is available online at www.terredulacassn.org. Ms. Kwon stated the budget ,as well as the minutes from the Board meetings, are also online. There was also a question regarding a dog catcher to pick up stray dogs. Mrs. Pope was asked to answer and stated the full-time fire employee serves as the animal control officer and will pick up and take care of stray dogs.

Mrs. Sandy Bender asked; What do you see as your responsibilities and duty to the residents.

Mr. Ruble said the Board's duty is to efficiently get done what needs to be done. Mr. Ruble said the Board should listen to members and put their comments in the process. The members deserve an answer for any questions they may have along the way.

Mr. Keithly said it depends on the position the member holds on the board. Mr. Keithly who has served as Treasurer said he is responsible to oversee the financial position of the Association and how the finances are spent.

Mr. Miller said, "We all pay Dues" and "everyone works hard for that money". Mr. Miller stated the main thing is to make sure everything is done as efficiently and effectively as possible to get the best result possible.

Mr. Brewer said the board should "make every dime count" and the citizens should know and have a word in what is going on.

A property owner said a scary letter was sent from the EPA regarding lead contamination in our area. Do any of the candidates have any comments on this lead contamination in our community?

Mr. Keithly said letters were sent by the government and the board has not stopped them. Mr. Keithly said there have been some concerns about whether they should get permits or not. Mr. Keithly stated some of the Napoleon condos have shown lead, and some did not. Mr. Keithly made comments on the inability to dig down 24" due to the rocks.

Mr. Miller said he was not aware of the letters, but he was aware of the reclamation projects all around in this area. Mr. Miller said this is a lead mining community and there is going to be lead everywhere.

Mr. Brewer said the parts per million of lead content is not even a factor. Mr. Brewer has 3-4 yards reclaimed yards as a landlord and if he had it all to do over again, he would never agree.

Mr. Ruble said he had been excited to have new topsoil and grass at his home. Mr. Ruble said it is the history of the area we live in and normal course of business here.

Ms. Kwon stated this is a great community and asked, "What brought each of the candidates to TDL. Why did you come here to this community?"

Mr. Miller said he "loved to fish and wanted to live on a lake".

Mr. Brewer said this is a private community and he likes the safety living here.

Mr. Ruble said, “GOLF”.

Mr. Keithly said he “did not want to retire in St. Louis.” Mr. Keithly said he wanted to live in a rural area with golf.

Mrs. Rita Drochelman said there have been some differing opinions in the community about the amount of money the Association money has in reserve, should the board be more conservative or spend the money on roads this year?

Mr. Keithly said this question would be hard for the other candidates who aren’t currently on the board. Mr. Keithly said some of the reserve money isn’t the Association’s money as it is pre-paid dues and assessments and permit deposits. Mr. Keithly said there is money in the road improvement reserve and capital reserve. Mr. Keithly stated we never know when there is going to be an emergency such as a dam slide. Mr. Keithly stated it is extremely important that we have money set aside to cover emergencies.

Ms. Kwon asked if any of the candidates had any comments on what they believe fiscally, relative to reserves.

Mr. Ruble said the reserves are about where they need to be, and he would say they need to hold at this amount, if possible. Dam repairs and other things can be very expensive and therefore need reserves. He stated these reserved have been built over the past few years.

Mr. Dave Freese said he and his wife have been social members of the TDL Country Club and would like to know what the candidates view in supporting or getting involved with the Country Club to keep it viable. Mr. Freese had a second question for the candidates regarding the variation of beautiful, well-maintained homes in the community and some just above a shack. Mr. Freese asked what each candidates opinion was on the enforcement of the maintenance and upkeep of the homes is right or should it be stepped up.

Question #1. – Involvement of the Association with the Country Club

Mr. Miller said he is a member of the club and thinks it is a tremendous asset to the community. Mr. Miller said he wishes there was a way to get more community involvement and more members. Mr. Miller would like to see as much involvement with the Association and the Country Club as we can.

Mr. Brewer said the County Club is a separate entity and it should be kept that way. Mr. Brewer said we should promote and participate in the public activities of the Country Club and but there should not be any involvement from the Association.

Mr. Ruble said he is not a member at this time, but has been in the past. Mr. Ruble said the Country Club is separate entity but is a very important component to the value of our property here in Terre Du Lac. Mr. Ruble said the Country Club’s business model isn’t working but if there is way we can help, he would be open to it.

Mr. Keithly said he is an Owner Member of the Country club but the Association should not spend any money to support the Country Club, they should stand on their own.

Question #2. – Code enforcement, ramped up or lessened?

Mr. Keithly said the other candidates probably did not have the information needed to answer the question as they are not on the board and do not deal with the property violation policies. Mr. Keithly said there are

legal problems with correcting property issues. The Association has been advised by the attorney that we cannot go on private property to correct issues. Mr. Keithly said there are properties in TDL the Association would like to get rid of and continues to work on this problem through legal avenues. Mr. Keithly said fines are given but in some cases, the owner does not pay their Dues and Assessments and then does not pay the fine either.

Ms. Kwon asked a submitted question, “Tell us about your background and how your experience would make you a better board member?” There was some confusion.

Mr. Brown concluded the meeting.

Mr. Lloyd Brown, President

Ms. Suzi Kwon, Secretary