

# 2026 LEPOA Annual Meeting

May 23rd, 2026

1. President Dave Foss called the meeting to order at 10:16am at Jerry Sturm's Barn.
  - a. Sign-in sheet of attendance is on file with LEPOA.
  - b. He went over the rules for the meeting.
  - c. Please hold questions till the end.
  - d. Introductions were made.
2. Lake Usage
  - a. Boat stickers are available today.
  - b. You need one sticker for the boat and two stickers for the trailer, one for each side.
    - i. Placement of the boat stickers was explained
    - ii. Directions are also at the boat ramp for placement.
  - c. We have temporary passes for guest boats that can be picked up from Kim Cunningham. Those passes are only good for the time allowed and must be returned to Kim. They are in a red mailbox on Kim's shed located by the road, the paperwork must be filled out with your name and the number of the pass. Temporary boat passes will not be handed out for the holiday weekends, UNLESS the pass is for the ONLY motorized watercraft that a property owner will be using.
  - d. Camera will be installed on Bar Lake for safety of lake users.
3. Title company
  - a. Current update
  - b. Title Companies offering title insurance to LEPOA properties:
    - i. Advocus National Title, 217-359-2000
    - ii. Stewart Title, 708-966-3450 (recommended)
    - iii. Greater Illinois Title, 312-236-7300
4. Roads
  - a. White Oak Trail received 49 tons of rock, May 2026
  - b. Charlie Heidrick to dig ditches on White Oak and Hazelwood the week of 5/24/26.
  - c. Front gate has been started:
    - i. Tentative completion mid-June 2026.
    - ii. Donations are still being accepted for front gate landscaping.
5. Lake Maintenance & Health – Reports on file with LEPOA
  - a. Bob Reno gave the Fishing and Lake report.
    - i. Bar and Beaver Lake were shocked April 14<sup>th</sup>
    - ii. Money in lake account will be used according to the report to maintain lake health
  - b. Kim Cunningham gave the recreational water testing report.
6. Homes
  - a. Built/In-the-process/Beginning:
    - i. 2 homes are in progress of being built.
    - ii. 1 home will begin construction in summer (2026)
7. Vacant Properties sold in 2026
  - a. Mallard Drive (left side of entrance)
  - b. Lakewood Drive (end of the road)
  - c. Mallard Drive - 1 parcel is pending sale (coming in the gate on the right)
8. Septic check (every other year, will be 2027)
  - a. They are due by 10/31/2027. You can mail, e-mail or text them to Lance Holecz. Anything received after that date will incur a fine.

9. Volunteers
  - a. Thank you to all the volunteers who help all year!
  - b. President thanked the volunteers of LEPOA.
  
10. New gate code
  - a. Gate code will be changed this summer. New code will be communicated prior to change.
  - b. Gate code change will be announced on email. Please make sure that you are receiving LEPOA board emails.
  
11. Dues are \$600/annually
12. Miscellaneous
  - a. Property owners must keep up on the property they own. Nothing can be left out on vacant property unless owner is on site. Owners must keep up with grass cutting and weed eating on their property if they have a house on their property.
  - b. Reminders: Please remember that dogs need to be kept on owners' property and not allowed to wander and when taken off the property they must be on a leash.
  
13. Goals for 2026
  - a. Front gate finish
  - b. Proper ditches for run-off
  
14. Remaining Activities:
  - a. Fall festival, 10/3/2026 - If anyone would be interested in helping with the fall festival, please let the board know.
  - b. Anyone interested in managing/hosting any of the following events, please let the board know. Kids' fishing tournament, craft night, cookie exchange.
  
15. October LEPOA Board voting.
  - a. One position is currently available that a volunteer is doing (Kim Cunningham), along with another one that will become open and vacant.
  - b. Paperwork will be sent out for voting.
  - c. Please contact the board if you have any questions or would like more information about these upcoming/current vacancies.
  
16. Subdivision Update (information available on file with LEPOA).
  - a. President updated the community on the updates.
  - b. Letter from the County of Vermilion on file.
  
17. If any discharge of a firearm or use of a weapon is observed at the lake in a manner that poses a threat to the safety of homeowners, residents, or guests, local law enforcement will be immediately notified. The Lakewood Estates' Property Owners Association (LEPOA) reserves the right to pursue all available legal actions, including prosecution, to the fullest extent permitted by law.
  
18. Discussion about the changes to the covenants regarding voting.
  - a. President explained that we are trying to change the voting to votes cast vs all properties.
  - b. There would still need to be 50% of property owners' votes cast.
19. Kim Cunningham gave the Treasurer's Report:

### Treasurer's Report 2026

1/1/2026	Beginning of the year checking balance	\$8,073.96
3/1/2026	Dues brought in 89 paying properties (\$53,400) and 1 pro-rated property (\$450)	\$53,850

3/1/2026	Current Checking Total:	\$61,923.96
4/2026	Transferred to savings: \$8,700 for money borrowed \$10,000 for tar & chip	-\$18,700.00
4/1/2026	Checking Total	\$43,223.96
1/1-4/30/2026	Bills paid out so far in 2026: Electric Bill (increase \$50/mnth) Garbage Website Insurance Lake Shocking 2026 Landscaping/grass cutting/ weed cntrl Water testing Computer for LEPOA only use Supplies/mailing Attorney's fees Misc. Neighborhood improvements Gravel (White Oak Trail)	- \$1,382.33 - \$1,729.18 - \$418.67 - \$1,227.00 - \$2,500 - \$927.00 - \$261.00 - \$300.00 - \$99.00 - \$388.00 - \$126.30 (waiting on bill)
<b>5/1/2026</b>	<b>Checking Total</b>	<b>\$33,865.48</b>
<b>5/1/2026</b>	<b>Savings Account Total</b>	<b>\$38,389.28</b>

Note:

- Gate money separated from normal operating expenses.
- 5 people used Venmo this year.
- 1 Property owner has not paid dues. Lien placed.
- 1 late fee collected - \$50
- 1 fine for garbage collected: \$200

**Gate Money 2026**  
(separate from Treasurer's Report)

Gate Money (beginning balance at start of project)	\$20,740.00
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Wire, cement, electric box, plastic tubing, miscellaneous small items needed for pillar placement	-\$4,812.16
Rental of machines and miscellaneous items for this process	-\$463.64
Outside stone ordered	-\$3,441.25
Block & Mortar ordered	-\$555.00
<b>Remaining Gate Fund as of 5/13/26</b>	<b>\$11,467.95</b>

20. Phil Burton – Solitude Lake Management

- a. Gave report on the weed issue in the lake.
- b. Any waterfront owner that would like to have their area cleaned of weeds is to give contact information to Kim or Phil know.

Open forum:

Question about the lake report regarding the predators. Bob Reno answered which fish would be considered predator fish.

Question about weed removal and safety of fish. Bob addressed the lake depth helps prevent the weeds being removed.

Question about extra dumpster during the summer in other areas.

All questions were answered to the best of the LEPOA Board's ability.

Meeting adjourned at 11:16am by President Dave Foss.

Typed and submitted by Jennifer Ciancio on 5/23/26.