



Fall Newsletter 2023

President

Community,

Welcome to our summer/fall newsletter. We have been very busy here at Forbes over the last few months. I will cover some highlights in no particular order. I have been honored to serve this community over the last couple years. I recently passed the 2-year mark of service to you, after being appointed to the board due to an early vacancy. I very much have appreciated the opportunity to have worked for and with you all during this time. My appointed term is up soon and our community will hold an election to fill this seat in Oct. More on this later in the newsletter.

DNR: So much has happened. It certainly seems, however, that we can get back to what ever normal was prior to DNR taking an interest in our community over a year ago. Due to some very hard and dedicated work by members and leadership alike, we found some supporting paper-work and presented our case. DNR reviewed our case and has given us the letter we needed. We still, of course, must follow all fed, state, and local laws, and covenants, but Benton and Camden County can now process most requests for waste treatment systems, where many need to begin to qualify to build here in our wonderful park. A special shout out to our ECC on this.

COMO Connect: Our office, and some of our west side members have or are getting soon high-speed internet. We were able to work a great deal with COMO so our office phone and internet needs are free, minus taxes, of course. This also enabled us to have our first monthly member meeting with remote participation. We had a few hiccups, but are working out the tech right now, so we should see continued improvement with our remote members being able to participate in some capacity for the foreseeable future.

Bob Lake project: Still an issue. This has hit the legal system now. Our lawyer is well versed on what we feel the issues are, and we certainly hope for a positive outcome soon. This is the second year Bob Lake has been unusable. We do not feel the "drain" pipe was installed properly, and have shown, what we believe to be, supporting pictures during a few of our monthly meeting updates. This is a developing situation and we will keep you informed.

Bylaw changes: Your Board has proposed a couple minor tweaks to the bylaws, those word changes are posted on our web site, were emailed, mailed, and on our Facebook page. They are included in this newsletter too. Please provide any concerns or comments prior to the Sep 2023 Meeting because we will vote on the changes then. The proposed election verbiage would take effect for next years election, not this one.

Office: Lenora continues to find ways to save our association money. She is adding in efficiencies, finding less expensive ways to get more work done. We are blessed to have her. Barb retired last May, and we wish her well.

Maintenance: Gary H. is doing great things with his team (he has a couple new folks to introduce). He continues to find ways to save us money, work more efficiently, and find new ways to beautify our fine park. Herb stepped down after a year of hard work with us, doing a tremendous job, and we miss him.

Vandalism: We have had additional vandalism in our park. If you see a problem, please do not hesitate to report illegal activity to our fantastic local Law Enforcement Agencies or awesome local Fire Department/First Responders.

We have a new Board member, filling a seat recently vacated, Russ stepped down from the ECC and was appointed to the Board at our July meeting. Welcome aboard Russ!

We have new members to a few of our committees, more on that below, but be sure to welcome and thank all our volunteers who give their time and efforts to help make this the best place it can be.

Respectfully,

Steve

Steven Ferrell, 913.208.6695, President - FLOA



Board Of Directors

President

Steve Ferrell

President@forbesmo.org

Vice-President

Becky Cook

Vicepresident@forbesmo.org

Treasurer

Lydia Zembower

Treasurer@forbesmo.org

Secretary

Russ Giudicessi

Secretary@forbesmo.org

Director

Bill Drefs

Director@forbesmo.org

Office Manager

Lenora

agreatday@forbesmo.org

Park Superintendent

Gary Hallock Jr.

Asst. Park

Superintendent

Philip Palmer

660-223-0490

660-723-4950

maintenance@forbesmo.org

Forbes Lake of The Ozarks Park

Land Owners Association

26506 Gardiner Road

Edwards, MO. 65326

Phone: 660-438-4039

Fax: 660-438-4093

Open Monday – Friday

9:00-3:00

Closed Weekends & Holidays

RV Park & Boat Reservations

reservations@forbesmo.org

Park Superintendent



Hello Everyone,

We have been working hard on getting the Park looking good.

We have put some grass carp in two of the lakes to help control the grass and it is working without using chemicals.

We have been working on updating all the gate arms and putting new lights on the gates to make them more visible at night.

I would say the Park is looking the best it has ever looked thanks to the hard work of the maintenance crew.

We only have one outside contract and the rest has been taken over by the maintenance

crew, all mowing is by us with the new mowers and tractor that Forbes purchased, this is allowing Forbes to save a lot of money, in order for Forbes to save that money the equipment had to be purchased.

Herb recently left our maintenance team and we greatly miss him. He did a tremendous job at our Park and we appreciate his efforts.

As always if you have any questions or concerns please call or email me.

Thank you,

Gary Hallock JR.

Treasurer's Report

As Treasurer, I am happy to report that we have remained under budget in many areas thanks to the dedication of both Lenora and JR in searching out ways to save the LOA funds. We have also been using the LOA's funds to purchase various equipment that will enable Forbes to be more self-sufficient as will be discussed in the Strategic Planning & Budget Committees' reports. We are working hard on finalizing the Budget for the 2023-2024 year. We will be moving some of the funds from Roads and Mowing to other categories as we only have one contractor, Mr. Yoder, who is working hard on keeping our roads safe and rut free. We truly appreciate all his continued work!

We are also working on contracting him to remove the silt from Bob Lake. All of the other work in the Park will be done by our Maintenance Department. We may have to hire additional part-time help, so we will be placing some extra funds into Payroll. Many culverts need to be replaced over the next few years, so funding needs to be in place for that as well. Another place where funding will be increased is into Professional fees as we continue to move forward with a resolution to the dam on Bob Lake.

Over the past several years, the Annual Budget has been based on the knowledge that only 88-89% of the assessments are being paid due to the fact that some lots are non-performing. Additional funds have been spent over the years recovering or foreclosing on these lots which puts a financial burden on the LOA. We are looking into this matter, along with our attorney, to find the best recourse while keeping within the rules established in the Covenants.

On a positive note, we will be working with Conservationists on ways to improve our Park through better forestry management, which will require funding too, but this will be interesting and rewarding. All in all, we are going to be looking into ways to add beauty to our park, add more activities, and even amenities, for our Land Owners to use and enjoy.

I am pleased to welcome Becky McClure to our Strategic Planning and Budget Committees. We believe she will be an excellent addition to our committees adding in her expertise on budget management and we look forward to working with her.

Lydia Zembower



Strategic Planning Committee

Since Forbes was unable to find contractors for the following important tasks: backslopes, vertical cutbacks, and road mowing; the Strategic Planning Committee investigated the purchase of various pieces of equipment that will enable the maintenance department to accomplish these tasks themselves. JR did a marvelous job researching the various types of equipment and finding them at reasonable prices which will, in the end, save money and enable Forbes to become more self-sufficient. The equipment purchased is as follows along with their uses:

Mahindra 8100 Tractor and Woods BW180 Rotary Cutter (Road Mowing) for \$57,835.05. 2160 Rhino Boom Mower (backslope & vertical cutbacks), HDGS84 Rhino Grader Scraper (small road maintenance), Fluid in Tires 71HP-100HP (counterbalance for the Boom), Rhino Post Hole Digger 24" Bit (to dig posts for gates), Rhino Pallet Forks 48" 4400 LBs (to move trees, culvert pipes); all for a total of \$46,587.61.

New Super Z 60-Inch Deck Mower \$14,870.44 to replace old mower to mow Dam, Green Space, around gates, etc.

The total spent on new equipment this year is: \$119,293.10

We are working on adding various amenities, seeking advice from Missouri

Conservation about how to manage our Park, and would love to hear any other ideas from our Land Owners on ways to make our Park a better place.



Lydia, Russ, Becky C, Becky M.

ECC

"Welcome to our newest members of the ECC, Robert Cavin and Vincent McClure. We are proud that they have come forward and bring their vast expertise forward to our community.

"Our most significant news, Forbes Lake of the Ozarks Park was designated "EXEMPT" from the latest change to state directives concerning Waste Water Treatment. In short, we can resume build applications that have a county signed, approved waste water treatment permit attached.

"Those who intend to submit build applications will need a title in their name and the application completed, especially plans for the utilities.

"Completed, signed applications should be delivered by mail or in person to the Forbes office. They will be logged in for review by the ECC.

Faxed or emailed applications will not be considered. The application should be submitted early enough for the ECC monthly meeting when the applications will be considered."

Russ just stepped down from the ECC this July. He has done a terrific job not only on the ECC, but working with DNR, Benton and Camden Counties, and we appreciate all his efforts.

C2



Volunteers needed for the following Committees :

Lakes & Wildlife Strategic Planning Events



Please visit our YouTube channel to view our live stream of Board Meetings every month.

<https://www.youtube.com/@forbesloa/streams>

For locating property pins please contact Gary Hallock JR. 660-223-3678

*Following the Annual Meeting
Saturday, October 21st
10:00 am
There will be a Photo Contest
Food & Fun*

Forbes Lake of the Ozarks Park is excited to announce a new approach to managing and maintaining our greatest assets - our forests, lakes and wildlife. Foresters and Biologists from the Missouri Department of Conservation (MDC) met with members of our Fish and Wildlife Committee, Environmental Control Committee, Strategic Planning Committee, and Board of Directors to discuss ways that Forbes can partner with MDC to truly create a park-like environment. To begin this process, we are going to focus on the greenways adjacent to the RV park. We are going to have the MDC foresters assess the forest in the common area and teach us practices that will promote healthy tree growth, manage pests, control invasive species and provide better habitat for native wildlife and reduce the risk of forest fire. We will then implement these practices over time in other Forbes owned forested areas.

We also plan to establish pollinator gardens, a walking path through the forest after it has been “managed” to demonstrate how the practices can improve a forest, and future planning options the Strategic Planning Committee would love to hear from landowners! Any landowner can contact MDC for assistance with land and resource management. <https://mdc.mo.gov/> We envision holding group sessions if landowners show interest in common topics. It's time to start serving as a community and enjoying one another's company while we appreciate the beauty nature has provided all around us.

By Becky Cook



Assessments are due October 1st each year. Assessments are \$185.90 per lot for the coming 2023-2024 Year.

If you have not received your statement by the end of September please call the office.

There is a \$5.00 late fee per lot, for each month you are late .

Phone:

660-438-4039

Email:

agreatday@forbesmo.org



2023 Office Holidays Observed

Monday, September 4th
Thursday & Friday
November, 23rd
& 24th



Office Will
Be Closed.

August 11, 2023

&

August 14, 2023

Thru

August 25, 2023



Upcoming Meetings

Monday, September 18th 6:00 pm

Saturday, October 21st 10:00 am

Monday, November 20th 6:00 pm

Monday, December 18th 6:00 pm

Please note the change.

Annual Meeting

Saturday, October 21st 10:00 am

*For Reservations at the RV
Park or to reserve a boat on
one of the private lakes
please email:
reservations@forbesmo.org*

Fall is here and it is almost time for our Annual Meeting and the election for Directors of the Board. The Annual Meeting will be held on October 21st. The final date for submission of a candidate's nomination for the Board is September 21st. This year we have only one vacancy to fill. As of this date, we have one applicant for the Board. We are still seeking forward-thinking individuals who are willing to put forth some new ideas and the means of supporting these ideas. Our primary goal for the Board of Directors are a group of men and women who will represent our community in a responsible, interactive, creative fashion. Continuing with the initial goals of Forbes Corporate to develop a residential community and protect the park we live in and enjoy. Essentially the Board is a planning and management committee with Bylaws and Covenants that outline the conduct and intent of the organization. The Board is elected to carry out and direct the wishes of the Members and function in a Fiduciary manner.

Visit Our Website
www.forbesloa.com

Bio for Steven Ferrell, candidate for Forbes LOA Board of Directors.

Background: Before Forbes, and becoming an owner here, I grew up in St Louis, and I graduated from the University of Kansas with both a Personnel Administration and Sociology Degree. I am half way through a Master's in Public Personnel Admin. Did Masters work in Training and Education also.

I did 24 years in the military, retiring as a Lieutenant Colonel. I served as a Cav/Scout, Tanker, in the Infantry, and Combat Support/Service Support. I served from Platoon to Brigade level, and was both a Brigade Training and Logistics Officer. I commanded at the Company and Battalion level. I was Task Force Wichita's Commander responding to Katrina/Rita. I finished out my military career as Kansas Counter Drug Commander and on the National CD Advisory Council as Vice Chair, working, in part, with ONDCP among other Fed, State, and Local government and non-government assistance agencies and charities. I have my own LLC hosting board, card, video games. I was an auto parts store manager with the best growth and numbers in the district my first year. Was on track for a second big year when medical issues forced a change.

Forbes: My wife and I started looking for a way to get our 9 kids out of the KC area and where there was little to no cell signal. My wife read about this wonderful community and said we needed to check it out. We loved what we saw, and after the tour Tia and I realized we wanted to put some roots down here. Soon after we became owner/members. We love coming here, and hope to make it permanent when our last kiddo finishes up high school.

Over 2 years ago I was appointed to your Board of Directors, filling an unexpected vacancy. I have worked for you as both the Vice President and President of the Board. Together, we have worked/are working through several issues, one of the 2 biggest being DNR, and its potential impact on all our owners here. That seems to have resolved well. We are working through the ongoing Bob Lake issues (arguably the other "biggest") but there is movement. Together, we worked toward a simplified "new" set of bylaws (by basically "resetting" them to the original). Our Board made a promise to submit potential changes and give the membership a chance to speak up on a variety of issues. We continue to do so, as promised.

Additional initiatives I have helped with include:

Fiscal responsibility - moved many of our LOA contracts in house or to new providers saving our LOA anticipated over \$100K.

Helping our LOA become more self-sufficient.

Due, in part, to the savings above, and despite inflation and increase in costs across the board, there is no need for an increase in assessments this year.

An inventory system for LOA maintenance and office equipment.

Better security for our IT and a new, updated web site.

Better usage of social media to help get info out to our owners.

Utilizing existing and new tech we had the first ever internet/video monthly member meeting, so those that live farther away can participate. We continue working on improvements using highspeed fiber provided by our beneficial COMO contract for our LOA.

We started using a modified version of Roberts Rules to manage our meetings better.

The Board now records and follows up on member concerns, by assigning responsibility of these tasks/concerns to leadership.

Events

We are planning a new activity for our Land Owners to participate in every month in order to encourage all to visit more areas within our wonderful Park. We will be posting and announcing the sites to visit each month within Forbes. For proof of visiting these sites, people participating will be required to take a "Selfie" and show it to us at each monthly meeting. We will be giving out our "Passport to Adventure & Discovery" and stamping them at that time. At the end, those who have completed the competition will receive prizes yet to be determined. We hope that many of you will participate, not only for the prize, but so that you can all see the wonderful and interesting sites within Forbes. If you happen to know any, please let me know and we will add it to the competition.

We are working hard on the plans for this year's Annual Meeting. Events will again be catering the meal in order to provide tastier meals and save the Land Owners money. We will also be having the Photography Contest with cash prizes for 1st and 2nd place during the Annual Meeting. We thought that it will allow more of our Land Owners the opportunity to participate, as well as to view the photographs showing off the beauty within Forbes. Please have your photos at the office no later than Friday, Oct. 20th so that we can hang up the pictures. Pictures can be 5x7 or 8x10 and need not be framed. There will also be an Appetizer & Dessert contest. So, please bring your favorite treats as there will be cash prizes for 1st and 2nd place for these categories as well. This year's Annual Meeting will truly be a Feast!

Since the Events Committee is under budget this year, we are going to allocate our leftover funds towards the purchase of amenities that all Land Owners can use. We felt sad that we could not have the Fishing Tournament this year again, and thought that having additional amenities would be appreciated and used year after year by our members. These are the items we are looking into purchasing: canoes, kayaks, and/or paddleboats. We hope to get several but it will depend on the cost of each item. Hopefully, we will be able to purchase a variety so that all of our Land Owners can enjoy the great outdoors and our beautiful lakes.

Lydia



Lakes & Wildlife

Since the water level is still low on Bob Lake, we have decided to do some necessary improvements to this lake for both the fish and for the Land Owners who enjoy fishing and boating on this lake once it is completed. To that end, we have starting putting structures in Bob Lake to allow the little fish a habitat. Those structures include the fallen trees from the properties surrounding Bob Lake.

We would like to thank the Land Owners surrounding Bob Lake that have given us their permission to use their fallen trees. We greatly appreciate it, as do the fish! Bill and I have also made some structures out of PVC piping, weighted them with cement, and placed them in the lake for additional habitats.

The Board of Directors is in the process of contracting Mr. Yoder to remove the silt from Bob Lake. The removed silt will be sifted and used to make parking places in other areas.

We have added Grass Carp to Welsh and Forbes Lakes to decrease the number of weeds in the lakes, making boating easier. I'm glad to say that it seems to be working well. We are consulting with the Strategic Planning Committee and the Budget Committee along with the Board of Directors, to see if we can put in a gazebo and a boat ramp on Forbes Lake, along with a parking lot using the sifted silt from Bob Lake. This will allow the Land Owners another access point to Forbes Lake for fishing and a nice place to picnic.

The Wildlife that has been noted by various Land Owners include: a gorgeous buck, a panther, a black bear at Forte and Forbes, a cougar and her cub, and wild turkeys with their young. We are looking for anyone interested in volunteering for Lakes & Wildlife. We want to complement JR, Herb, & Phil for the wonderful work they have done around Forbes Lake as it truly is park like.

Thank you!

Dirk Martin

Budget Committee

The Budget Committee spent time scrutinizing the Roads and Mowing budgets in order to make the most informed decision as possible in regards to purchasing the equipment the Maintenance department requires in order to do the work that Forbes was unable to find contractors to do. Here are the results of that scrutiny.

Roads is budgeted for \$175,000 and Mowing for \$57,000 for a total of \$232,000 for this budget year.

As of the end of June, the amount spent on Roads is \$34,398.74 and Mowing was \$9,200.00 for a total spent of \$43,598.74.

The estimated Monthly Budget YTD as of the end of June is \$131,250 for Roads and \$42,750 for Mowing for a total of \$174,000.

So, as of the end of June, Roads and Mowing are under budget by \$130,401.26.

The Budget Committee felt that the purchase of the various machines suggested by the Strategic Planning Committee & the Maintenance department were well within the parameters of the budget. In fact, by purchasing all these machines this year, we will have funds necessary for next year to begin to replace some of the many culverts that are in need of replacement. We are proud of the great strides both Lenora and JR have made in reducing their budgets. They are both valuable assets to our community and deserve our appreciation for their hard work and dedication to Forbes.

Lydia, Russ, Becky C, Becky M.

