



SPRING NEWSLETTER

April 2018



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Park Superintendent:

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Forbes Website

[http://
www.forbesloa.net/](http://www.forbesloa.net/)

Forbes Facebook

[https://
www.facebook.com/
ForbesLakeoftheOzarks](https://www.facebook.com/ForbesLakeoftheOzarks/)

PRESIDENT'S MESSAGE

Spring has come once again, and we are doing well financially. The amount of people paying their annual dues is at an all time high. We are still doing cleanup work resulting from the floods of last year. Extensive damage in the RV Park has necessitated in rebuilding the dike around Deer Creek, and we will begin the replacement of the bathhouse this spring. Our great maintenance crew is doing a tremendous job getting all back to normal, it is just taking some time to accomplish due to the extent of the damage. Our Park Superintendent, Chuck Willison, has been off due to surgery on his shoulder. We wish him a speedy recovery as he is dearly missed. Our office staff has changed after Mary Beth Jobe left in January. Our newest member is Lenora Ogden.

The economy has started to pick up and our office has sold 92 lots from the first of 2017 to date, with 21 lot sales pending closing. We did acquire more lots at the last Sheriff's sale in Benton and Camden counties. Five of them have been sold so far with interest from buyers for others. As a result, our budget is looking good for this fiscal year.

I will continue to push for more participation of landowners in our community. We always have a large turnout in the summer for the annual fishing tournament, and in the spring for our photo contest. There is a survey on the website for landowners to express what events you would like to have happen. Just go to www.forbesloa.net and fill it out. If you don't have a login to the members only site, put in a request and it will be sent to you. There you can get up to date information on happenings in your community. Also, please follow our Facebook page at www.facebook.com/ForbesLakeoftheOzarks/.

I will continue striving to make our community great for all of us. It's a beautiful place and will be for many years to come.





Treasurer's Message

As treasurer, I am proud to tell you that the association's treasury is looking good. The sale of 100 lots recently has helped the bottom line tremendously. We are so lucky to have a Board of Directors that constantly looks for ways to save money and spends our fund wisely. The biggest expense at the moment is the replacement of the bathhouse in the RV Park. I have seen the preliminary design and it is highly functional and seems to be or is the best solution for our situation.

Tim McShane, Treasurer

Park Superintendent



We had a pretty mild Fall and Winter, No heavy snows, bad windstorms, or flooding. This has allowed us to direct time and resources to improve the Park. A major project has been to clear and repair the dike at the R.V. Park and to clear trees and debris from the creek beds outside of the dyke that were impeding water drainage during flash flooding. This will lessen the chances of flood damage to our R.V. Park. We have also replaced some of our aging culverts.

Chuck Willison, Park Superintendent

Lakes/Wildlife



The 8th Annual Fishing Tournament

The 8th Annual Forbes LOA Fishing Tournament is scheduled for July 7th 2018. The number of participants grows each year. It is a great day for young and old. We fish in the morning and go to the LoA office for hot dogs, hamburgers and numerous side dishes. After that we award largest fish prizes and draw for door prizes. We will have enough door prizes donated by local merchants for everyone to receive something this year. You don't have to fish to enjoy the lunch and drawing. Additional information about the tournament will be on our website.

Jack Spicer



Environmental Control Committee Message

The Environmental Control Committee (ECC) is your go to resource for building your home here on Forbes Lakes of the Ozarks Park. There is a comprehensive Builders packet that will answer most of your questions and help get you started in the right direction, and of course Mike, Al and Pat are just a phone call away to help in any way you might need.

We currently have seventy (70) homes on Forbes with three (3) in the process of being built. Forbes is a wonderful place to live with abundant wildlife and peace and quiet but, with enough to keep you as busy as you may want to be with social events, gardening, fishing etc.

Mike, Al and Pat
Your ECC Committee



We always welcome suggestion and comments. You do not have to be a Board Member to participate. We want everyone to feel comfortable contributing to our organization. We need ideas and members who will make Forbes the best place to live and play.

The Election Committee has completed a Manual for the Elections. It simplifies and clarifies the process. Hopefully members will feel comfortable volunteering for the Committee. At this time there are three core members who rotate positions. The preliminaries are handled by these people.

In August a call is made for members to join the Committee for the purpose of tabulating and organizing the ballots for the Annual Meeting.

We are currently looking for volunteers for the replacement of the core members. We would even welcome members who would like to sit in on our meetings to learn what we are about and how we proceed. This might encourage more people to be involved.

Please feel free to contact the Election Committee through the Forbes LOA Office. A Committee Member will respond as soon as possible.

Thank You, Jo Spicer
2018 Chair Person

Bylaws and Covenants Committee History of YOUR Documents



In 1982, Forbes opened their second major land development community. As required by Missouri law, these communities are governed by an association in accordance with a set of governing documents; Covenants and Bylaws. Since the Forbes Lake of the Ozarks Park was the second community developed by Forbes, our documents were a simple conversion of the existing documents created for the first community, the Sangre de Cristo project in Colorado. The name of the community and a few minor changes were made. Since our documents were not specifically created for this community, there are some items in the Protected Covenants that do not address our specific area as opposed to Colorado. Some people feel this is problematic while others do not. Never the less, being written in legal jargon, the Covenants can be confusing with some items being addressed in several areas.

So, the same question comes up again and again, "Why don't you just change the Covenants?" The answer is that the Covenants are, for all practical purposes, self-protected.

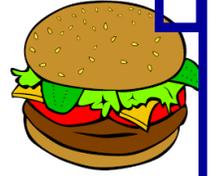
They require a 2/3 majority vote of the total membership (all land owners) to make a change to the Covenants.

The history of membership voting shows that the Association rarely gets more than 35%, or 1/3, of the membership to respond to anything. Therefore, it would be virtually impossible to change the Covenants.

Discussions have been in progress for a long time on how to make the Covenants less confusing. The Bylaws and Covenants Committee will look into the troublesome sections of the Covenants and recommend to the Board of Directors addendum's to the Bylaws to simplify and further define the Covenants. Note that changes to the Bylaws only require majority vote of the Board of Directors.

For updates on the progress of the Committee, sections under discussion and proposed amendments, please visit the Association Website.

Bylaws and Covenants Committee



Events Committee

The winter months are known to be slow as far as events are concerned. This winter the events committee only sponsored a Holiday Ugly Sweater Party which was a successful event. An additional event, the first Fall Hayride had to be cancelled due to the weather. Unfortunately, there was no opportunity to reschedule the event. For the upcoming year, we will be having the ever-popular annual Fishing Contest and are planning a Fish Fry as well as a Bar-B-Que.

As some of you noticed, coffee, tea, donuts and muffins were served at the last monthly Board Meeting. It is anticipated that the menu will change back to hamburgers and hot dogs as the season changes. If the Events Committee can enlist additional volunteers, we may be able to get back to the assorted menu of past years. Your suggestions are always welcome.



Mid Missouri Marksmen

Its that time again, time to get together for our spring meeting and BBQ. It looks like the best date will be the 28th of April, we'll make it the usual time 11:00. The club will provide everything as usual but feel free to bring something if you wish.

There have been a lot of improvements since the last time we met, so please come out and enjoy.

We have quite a few folks that didn't make it out for the October meeting and missed renewing their memberships so if that's you come on out and enjoy and renew the best membership deal in the area, If you can't make it out but would like to renew feel free to contact me at e-mail (seawolfe36@yahoo.com). HOPE TO SEE YOU ALL OUT AT THE RANGE ON THE 28TH OF APRIL

Gary



The 6th annual photo contest featured 31 pictures competing for prizes in 5 categories. This year we had 31 attendees. Each brought a hors d'oeuvre and participated by voting on the pictures. The food was fantastic as always and everyone got to view some excellent photographs. We want to encourage more individuals to submit photographs and attend the event. We will make some changes to do just that. They will be posted on our web site next month. Get your cameras out and start taking pictures. We want the 7th one to be better than ever!



Five entries were submitted for our new slogan
And the winner is: *The perfect blend of nature and neighborhood*

Office Holidays Observed

Monday, January 1st
Monday, May 28th
Wednesday, July 4th
Monday, September 3rd
Thursday & Friday, November 22nd & 23rd
Tuesday, December 25th

Regular business hours: M-F 9am-3pm

Up Coming Meetings

Monday, April 16th 10 a.m.
Monday, May 21st 10 a.m.
Monday, June 18th 10 a.m.
Monday, July 16th 10 a.m.
Monday, Aug. 20th 10 a.m.
Monday, September 17th 10 a.m.
[Saturday, October 20th 10am](#)

Annual Meeting
Saturday,
October 20th 10am
In the remodeled community room!

Please contact Les Newell if you would like
your property pins marked. Call Les at
573-345-3273.