

INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING - MINUTES
April 14th, 2017

ROLL CALL

- PRESENT: Mary Beth Huffman, Mark Miller, Don Kalista, Scott Cason, Wayne Kuethe, Lee Campbell, Bob Grady, Bob Klein, and Stan Hoeken.
- ABSENT: None

BFA Engineering

- Colin Bruckeroff from BFA Engineering presented the proposal to survey the bottom of the lake. BFA will survey the lake from Cove 1 to Cove 9, plus Coves 1 to 9. The proposal is \$7000. There will be two employees doing the survey, one in a boat, the other walking the edge of the lake. Their machines work with water in the lake. It will take two full days to do the full survey. BFA will include an estimate of how removing silt in their work. Bob Klein motioned to accept BFA's proposal, Kalista seconded the motion.
VOTE: Yes-8 No-0

OFFICER REPORTS

PRESIDENT'S REPORT- Huffman

- Water Company
 - Huffman & Miller met with Josiah Cox to discuss the Road Agreement. IHUOC had revised the Road Agreement, was unacceptable to ILPOA. Josiah to revise and return to Huffman.
 - The daily contact person for the water company is Todd Thomas, Vice President of Indian Hills Utility Operating Co.
 - Starting in May, the water company will start metering the water. Right now the rates are, the first 4,000 gallons of water is \$10.81, \$1.89 per 1,000 gallon after 4,000 gallons. Cox advised he has requested a rate hike with the PSC and that Indian Hills members will be receiving notification.
- Members at Large
 - Roads & Maintenance: Ed Crismon and John McGuirk
 - Lake: Bob Stump and Donna Grady
 - Building Permits: Tom Orlup
 - Legal: Don Eichberger and Dave Patton
 - Office: Lisa Martellaro
 - Security: Pete Martellaro and Jim Smith
- Upcoming Meetings
 - Board of Directors- May 12th 1:00, June 9th 1:00, July 14th 1:00.
 - Quarterly Meeting is July 15th at 9:00 am.
- Neighborhood Forum
 - Pin point members, improve communication, and bring together members in an informal discussion. Huffman will include an article in Smoke Signal and reach out to negative members.
- By Laws
 - Special Rules Committee- Don Eichberger, Jim Smith, and Sam Cook and Jeremy Huguet.
 - There were 21 Rule & Regulation changes turned in by members. 10 approved, 3 go back to members, and 8 rejected by the special rules committee. Will publish in Smoke Signal for member feedback by July 31. Committee will contact each member on the recommendations.
 - By laws changes, there were 8 submitted. 4 approved and 4 rejected by the special rules committee members. Huffman will present to the Board.

SECRETARY'S REPORT – Kalista

- Kalista submitted the March 2017 Board Meeting Minutes for approval. A motion to approve was made by Mark Miller and seconded by Scott Cason. Vote: Yes-8 No-0

TREASURER'S REPORT – Kuethe

- March financials submitted for approval. \$5,000 will be moved from maintenance supplies account into rental equipment account, a lateral move within categories. Some categories need to be renamed - will be discussed. Bob Klein motioned to accept report with above changes, Wayne Kuethe seconded that motion. Vote: Yes-8, No-0
- External Audit
 - Wayne Kuethe sent out 6 letters to accountant companies to do an external tax audit. Letters due to ILPOA by May 5th, so the board can vote on them at the May 12th meeting.

OLD BUSINESS

- Gate Committee Review
 - Renters-counsel has advised that renters cannot be denied access to their properties. Renter will be required to submit a copy of their lease to the office. Proximity cards will be issued to all renters on the lease. Lease must be at least 6 months. A motion to accept revised renter's policy was made by Bob Grady and Wayne Kuethe 2nd that motion. Vote: Yes-8 No-0
 - Proposed RFID Change- If members have multiple cars, they can buy extra RFID tags. But members have to get all RFID tags, no proximity cards. For example, for two people are on the deed and they have three vehicles, the member can get two RFID tags for \$10 and buy an extra tag for \$35. The extra tag for \$35 is an annual tag, not lifetime. Members will have to prove that those vehicles are registered to them. Motion to accept the proposed RFID change was made by Scott Cason and Mark Miller 2nd that motion. Vote: Yes-7 No-1
 - The board discussed if any other forms of ID are acceptable for dependents. At this time only drivers license for proof of same primary address. A motion was made by Mark Miller and seconded by Bob Grady to give Huffman, Kalista and Cason to give temporary cards for emergency situations until a Board vote can be taken the next meeting. Vote: Yes-8, No-0.
 - Signage was discussed. "Wait for Gate" both sides of gate with additional reflective signs on gate and posts. At entrance there will be a member/guest sign put in the concrete island to split up traffic. No speed bumps. The board will monitor the signage, traffic flow and make adjustments as necessary.
 - Huffman to communicate with Eric Rohal about need to keep plenty of room open for members launching boats at marina.
- Corporations
 - A member has advised ILPOA that they are going to donate their lot to Salvation Army, the registered agent of the organization will get a proximity card. She was advised to send them the BUR/Rules and ByLaws.
 -
- Cove 9 Bridge
 - Reviewed Engineer's report from Cochran. Will further discuss at later date.
 - Bob Grady ordered 2 weight limit signs for the Cove 9 Bridge. The weight for the bridge is 22 tons for 2 axles and 40 tons for 3 axles. Maintenance will be placing the signs at Big Bear and Itawamba. The size of the signs will be 24 by 36.
 - Moving Forward-bridge too small, 50 feet span. Bridge to be monitored, will then put a plan together for fixes and eventual replacement. Gate guards will communicate with trucks the weight limits for the bridge coming through the gate. Will leave old weight limit signs up until new signs come in.

NEW BUSINESS

- Lot Deeded to ILPOA- 173 Hickory is being deeded to ILPOA.
- Meet the Board Event- Meet the board event has moved to Booster Club Weekend-July 17th. The Board will have a tent at the event.

COMMITTEE REPORTS

OFFICE-Kalista

- Insurance coverage for Board of Directors and Office Staff.
 - Insurance coverage for office staff for office staff and board members was reviewed.
- New office hours
 - Monday, Tuesday, Thursday, Friday, and Saturday. 10:00 am to 4:00 pm Lunch 11:30 am to 12:30 pm. Wednesday, Sunday and major holidays closed.
- 2018 Boat Dock Lottery Price Increase to Match Marina Pricing
 - 2018 ILPOA will have a rule and regulations change and dock leases will be going up from \$325.00 to \$400.00. ILPOA will be the same on the dock lease as the Marina.

BUILDING PERMITS – Campbell

- Discussed charging possible fees for vendors, contractors. Possible switching to only one trash company. Will form a member committee led by Campbell and Huffman to discuss these items. Motioned by Lee Campbell and Mark Miller 2nd that motion. Vote: Yes-8 No-0

LAKE/DAM/SPILLWAY – GRADY

- Boards are installed at the Dam that will allow lake to come to full pool.
- Blessing of Boats
 - May 28th - Memorial Weekend at 6:00 p.m. everyone line up at the beach. Gores dock- Deacon Earl Horsefield will be blessing the boats. Theme: decorate as they want. 3 Judges required. Grady to coordinate.
- Geese Eradication
 - Fence is up around beach area.
 - Maintenance has not seen any Geese poop on beach since fence installed
 - No mowing on Island to discourage the geese
 - Have been issued permission to oil any goose eggs

LEGAL – Miller

- Delinquent Accounts
 - There are 170 members that have not paid their dues. Will be sending a form letter to members with delinquent accounts suspending their membership. Mark Miller motioned and Bob Klein 2nd that motion.
 - Will be turning over 13 members that are delinquent to our attorney. Motioned by Bob Klein and was 2nd by Don Kalista. Vote: Yes-8 No-0
- Glenda Richardson
 - Felony was dropped to a misdemeanor, she was released. On probation until June 2024.
- Nuisance Properties
 - 1212 and 1248 Lakeshore Dock Properties
 - 1212 Lakeshore is a rental property. Started to clean up a little, front yard looking better.
 - Member at 1248 Lakeshore hasn't responded to Attorney letter. Court will be serving her a letter. Discussed sending her a letter giving her 30 days to get her dock out of water or Indian Hills will get it out.
 - 1545 Lakeshore-Cleaning up property, has cars in front of home.
 - Was the Board's policy to only pursue the properties that we are willing to go the distance to legal ramifications? The board discussed changing policy to giving nuisance property owners citations, after 3 citation, member's privileges to be revoked.
- Clogged Culverts
 - 1301 and 1305-newest side of road, goes into neighbor's yard.

- 764 Lakeshore- new rule addressing culverts will make owner's pay for culvert. Will send member at 764 Lakeshore a letter on culvert and building permit.

MIP- Miller

- MIP meeting April 22nd.
- Engineering Bids for Dredging
 - At the June BOD meeting, the MIP will present their recommendation for roads/dredging.
- Special Assessment
 - MIP discussing using a percentage of homeowner's fair market value from Crawford County assessor's office.

ROADS AND MAINTENANCE- Klein

- New frame boards are in at the valve box which will allow lake to come up to full pool.
- Beach
 - Concrete at beach is removed
 - Ladies Club to donate additional sand at beach.
- Gate
 - Will be installing bollards at sensors at the exit gate so they don't get hit. Will repave road at gate when the work is done with the gate.
- Roads
 - Roller is getting fixed and will rent equipment to fix roads. Many pot holes need repairs, maintenance is filling with aggregate until they can work on asphalt patches.
 - When water is 3 inches over spillway, will close down the Dam.
 - Board members and members are encouraged to contact Bob Klein with any maintenance issues in lieu of directing maintenance personnel to do any work.

SECURITY- Cason

- Proposed Water Patrol Schedule
 - Water Patrol Schedule will be the same for the past couple of years.
 - Cason to hire more water patrol personal as required.
- Break-ins
 - There has been recent break-ins, Sheriff Department has been notified and worked the cases.

A motion to adjourn was made by Scott Cason and seconded by Stan Hoeken. Vote: Yes – 8, No – 0.

Respectfully submitted,

Donald Kalista

April 3, 2017

Donald Kalista, Corporate Secretary