

**INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING-MINUTES
AUGUST 11, 2017**

ROLL CALL

- PRESENT: Mary Beth Huffman, Mark Miller, Don Kalista, Wayne Kuethe, Scott Cason, Bob Grady, Bob Klein, and Dan DeJoe.
- ABSENT: Lee Campbell

OFFICER REPORTS

PRESIDENT'S REPORT - Huffman

- Water Company
 - Bob Grady, Bob Klein and Mary Beth Huffman met with Todd Thomas (IHUOC) and Ben (Midwest). The group drove around the lake and inspected unacceptable fixes to the roads. ILPOA Board presented the option of ILPOA maintenance employees to act as a subcontractor for specific road repairs. They liked the possibility and will review the information provided by Bob Klein. Road Agreement is back in IHUOC's hands, hope for final signatures by next meeting.
- PSC Update
 - September 1st is Day 150 where PSC settlement discussions should be completed. The public attorney representing us requested a Public Hearing. Meeting will be held late September/early October and will be set up by PSC. ILPOA will send out an email about the Public Hearing to supplement the notices IHUOC will send.
- Nominating Committee Report
 - Wayne has begun talking to people to participate in the nominating committee. Dana Murray agreed to help with the committee. Nominations need to be in by 4 p.m. on September 9th. Information will be included in the October Smoke Signal.
- Upcoming Meetings:
 - Board of Directors meeting is September 8th at 1:00 pm and October 13th at 9:00am at the Community Hall. Annual Meeting is October 14th at 1:00 pm.
- Wish Lists
 - Booster Club is willing to fund Wish List items but requires documentation on items requested. Additional items will be added to the Wish List on an ongoing basis. ILPOA members requested that we publish Wish List items in the Smoke Signal. In addition we will provide information regarding the need to replace the Water Patrol boat.

SECRETARY'S REPORT- Kalista

- Kalista submitted the July 2017 meeting minutes for approval. Wayne made a motion to approve the Secretary's Report. Mark Miller seconded that motion. Vote: Yes-7 No-0

TREASURER'S REPORT-Kuethe

- July, 2017 Financials submitted for approval. Wayne made a motion to accept the financials. Mark Miller seconded that motion. Vote: Yes-7 No-0. Custom Transaction Report approved as is.

- External Audit
 - 3 years of financial information provided to the Auditor. Amanda Wiggins (Auditor) will let the Board know when she will be coming down to the office. Amanda has been in touch with the office who will facilitate auditor's information requests.
- ILPOA Budget
 - Current budget run-rate at 62.8% but needs to be closer to 57%. All department leads need to help Security with budget over-run.

OLD BUSINESS

- Gate Committee Review
 - Repair update: Exit gate loop sensitivity is set at one of the highest settings. Some cars are not tripping the first loop. Second loop is working but it is not a long term solution. Exit gate is staying open too long requiring adjustment to the settings. Entrance gate is working as designed. Together with reports from gate software and security cameras, our gate is working as hoped. Need to work on processes to begin closing gate 24 hours.
 - Gate Hour Changes: After Labor day gate will be manned on Monday - Sunday from 6:00 a.m. – 9:00 p.m. Gate will be closed and unmanned from 9:00 pm-6:00 a.m. Motion made by Bob Grady and seconded by Bob Klein to adjust the hours as noted. Vote: Yes-7 No-0.
- Trail Road
 - ILPOA received notice from the court that we have been named a defendant in the Trail Road lawsuit. Our counsel will let us know how much we will need to be involved.

NEW BUSINESS

- Paving at front gate
 - Looking to see if a contractor can pave the road at the gate. Quote from Mid-State for chip and seal at \$2,000 or a hot mix which is 2" thick at \$4,000. Also awaiting a quote from West Contracting. Will ask Booster Club to fund this project.
- Member Donation of Skid Loader
 - Member has offered ILPOA a 1980 Skid Loader with only 25 hours on the motor. Still can get parts for this skid loader. The skid loader can lift 700 to 900 pounds. Member has some conditions before donating it to ILPOA: First, ILPOA needs to replace all the hoses before starting it up or using it and Second, if the member ever needs it, that they can borrow it. Board will vote at a future meeting to accept the Skid Loader on the conditions presented.
- Uniform Review
 - Possible Uniform change to save money. Will look into it further at budget time.

COMMITTEE REPORTS

OFFICE - Kalista

- Website- Looking into a new web hosting company. ILPOA office needs a better way to send out emails faster and to provide all Board Members with their own email address. Will be working on that in August. A member with experience managing several websites has offered to help us with our website.
- Open Staff Position
 - Received 3 resumes for the open staff position. Will call them to set up interviews next week. Also going through old resumes for any interest for the position.

BUILDING PERMITS - Campbell

- Update
 - Denton sent an insufficient response to our correspondence. ILPOA gave them 14 days to get a Building Permit which has not been completed. ILPOA contacted our Attorney to get his opinion. Denton did not adhere to the Building Use and Restrictions policy, he failed to get a Building Permit, and therefore he violated ILPOA Policies and Regulations. Mark Miller motioned that ILPOA suspend Denton's membership for violating the Building Use and Restrictions, and Building Code. Kuethe seconded that motion. Vote: Yes-7 No-0

LAKE, DAM, SPILLWAY - Grady

- Goose Hunt
 - There are five guys on the Goose Hunt committee, Bob Grady, Scott Cason, Ed Crismon, Orville Tharp and Mike Busch.
- Beach
 - The Beach Volunteers have been cleaning up the beach regularly.
- Second Water Tests
 - Grady will line up a second water test next week.
- Lighting
 - Cove 9 has a light out and will have to get a bucket truck lined up to change the lighting.

LEGAL - Miller

- Accounts Receivable
 - As of August 1st, 48 members owe us \$58,000. Collection accounts: 21 total, 7 have paid in full, 1 has promised to pay but is tardy, filed suit against 4. Going to file suit with one but found out mother has passed away and mother is the only person named on the deed. Attorney has written 8 members their first letter and 7 accounts are on hold from having dealt with them in the past. Those 7 members owe us \$37,000 of the \$58,000 that is owed to the Association.
- Nuisance Properties
 - 1248 - Court Update- Got an order from the Judge on July 11, 2017, ordering her to remove the dock. The order becomes final 30 days after the order is issued. Her son is cleaning up the property, Huffman talked to her son and he started removing the dock. Huffman will keep in contact with him on the property. Giving him

2 more weekends to get the dock out of the water.

- 1545 Lakeshore - Filed suit against them
- 1800 Lakeshore - Letter sent on removing dock
- 2459 San Chez (Motor Home) - Still sitting there but no utilities are hooked up to it.
- 1990 Lakeshore - Septic- Meeting at the Crawford County Commissioners Thursday August 10, 2017. Crawford County wrote a letter to IHUOC requesting them to turn off the water at 1990 LS. The Water Company explained to Crawford County that they can't turn off the water without a letter from Crawford County Attorney requesting to stop service. Crawford County is keeping ILPOA informed of the progress. The Member continues to rent the property and have large parties despite their saying they would no longer rent the property. The Association fields many calls from members regarding the VBRO and their renters using the lake as well as overloading the septic system. Rules and regulations have been sent to the owners numerous times.
- Collection Tax Sale Spreadsheet
 - Will send a Board Member down to the Tax sale in Crawford County to let bidders know if there are dues owed for that property they are bidding on. Dues follows the lot, so whoever wins the bid, will have to pay the dues. Association will not be buying any lots at this tax sale.

MIP-Mark

- Member meeting August 19th at 10:00 am and September 2nd at 10:00 am.
- The MIP Committee is going to be sending out a survey; Marsha Schramm is organizing the mailing of the surveys. The survey mailer will include a cover letter with some details on the backside and the survey on a separate sheet. Information will also be available on the website.

ROADS AND MAINTENANCE

- Bob Brunts
 - He sent an email stating he is not paying for the full amount for the damaged gate. Sent him a letter around July 17th stating he needs to pay the full amount by August 15th.
- Road Repairs
 - ILPOA roads don't have any gravel base under the pavement. That is why some of the roads are failing. Dug up several potholes, put stone down and then cold mix. Asphalt is \$1,200.00 for a 15 ton truck load and 1 ton cold mix will cover 4 feet wide by 20 feet strip. This fall will start patching small potholes.
- Cove 9 Bridge
 - To seal the bridge, it will cost around \$2,000. Seal the concrete deck per the bridge report. Will take the money out of the Road Rehab Fund. Will be planning on doing this project in the Fall on a Thursday when traffic isn't so bad through the Lake. Dan DeJoe motioned that the money to pay for the bridge project will come out of the Restricted Road Rehab Fund. Wayne seconded that motion. Vote: Yes-7 No-0
 - East Apron - No update from last Board Meeting
 - Ordered salt for the 2017-2018 year, should receive in a couple of weeks. Sweeping loose gravel from the major intersections, trying to keep it cleaned.
 - Septic Tanks at office and community center were cleaned out by Kaysinger. Will need to put a riser on the Septic Tank at the office and repair the road around it.

SECURITY

- Camera Installation at Community Hall
 - Members donated Cameras and members have donated time to install, and to run wires for the Cameras. Donated DVR and hard drive for cameras.
- Put a cable and lock up across the opening between the office and guard shack at night. When the guard leaves at night, they put up the cable and lock it.

SPECIAL RULE COMMITTEE

- Only received feedback from 9 members. The lack of feedback from the membership will not allow us to develop pro and con statements for each proposed rule change. Therefore, none will be included with each proposed change on the fall election ballot.

MISCELLANEOUS

- Eric from the Marina is taking out a loan for improvements, to open up his store. The bank is asking us to execute an Estoppel Certificate and Consent by Landlord. This is if Eric defaults on the lease agreement with ILPOA, we will give the bank notice of the default. The Estoppel Certificate's term is as long as the loan with the bank. Mark Miller motioned that we approve executing this Estoppel Certificate and Consent by Landlord agreement for Eric on the condition that the bank would make its term concurrent with the original Estoppel Certificate that we executed. Bob Klein seconded that motion. Vote: Yes-6 No-0

A motion to adjourn was made by Bob Grady and seconded by Dan DeJoe. Vote: Yes-7 No-0

Donald Kalista

Donald Kalista, Corporate Secretary

September 08, 2017

Date