

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

ROLL CALL

- PRESENT: Mary Beth Huffman, Mark Miller, Don Kalista, Wayne Kuethe, Lee Campbell, Bob Grady, Bob Klein, and Dan DeJoe.
- ABSENT: Scott Cason
- Swearing in of New Board Member
 - o Dan DeJoe was sworn in as New Board Member replacing Stan Hoeken who resigned from the Board.

MEMBER FORUM

- Craig Denton: Built a structure that does not comply with ILPOA Building Restrictions. In addition, he didn't secure the required Building Permit prior to beginning construction. Denton's contractor indicated he talked to someone at the ILPOA office about permit requirements but could not recall their name. Denton presented to the Board why he believes the structure complies with building guidelines. Board indicated that he would be contacted regarding our decision.

OFFICER REPORTS

PRESIDENT'S REPORT-Huffman

- Water Company
 - o We continue negotiating road agreement with IHUOC (Indian Hills Utility Operating Company). Road agreement returned to IHUOC a month ago, with the Board comments on Arbitration that were accepted by IHUOC. IHUOC came back this week with changes to the specifications submitted by Bob Klein. Sent Todd Thomas (Vice President of IHUOC) a letter stating the Board does not accept the new specifications and also sent him some pictures of recent patch jobs completed by IHUOC. Board will have meeting with Todd Thomas about road work. Bob Klein discussed and made a motion to talk to IHUOC regarding ILPOA acting as a subcontractor for repairing holes after IHUOC has repaired the water line and ILPOA billing them for the repair of the roads. Mark Miller seconded that motion. Vote: Yes-7 No-0
- PSC Update
 - o Received communication that Public Counsel has made a motion for a local hearing. PSC responsible for setting everything up for the hearing and no date confirmed for hearing. The hearing is a two part session. The first half is where members ask any questions they have and the PSC will be there to answer the questions. The second half is where the Commissioners come in and members have two minutes to comment on the Water Company. The Commission will determine the rate structure.
- Nominating Committee
 - o Appointing nominating committee with one BOD and no less than three members to solicit Association members in good standing to become candidates for the Board. Nominated Wayne Kuethe to lead the Nominating Committee. Requested Board members to provide a list of five candidates to Wayne by next BOD meeting.

- Upcoming Meetings:
 - o Quarterly meeting July 15th at 9:00 a.m. Board of Directors meeting August 11th and September 8th at 1:00 pm at the Community Hall. Wayne Kuethe made a special request to move the October Board Meeting to 9:00 am instead of 1:00 pm. All agreed to move the meeting to 9:00 am.

SECRETARY'S REPORT- Kalista.

- Kalista submitted the June 2017 Board Meeting Minutes for approval. Kalista made a motion that the minutes be accepted as written. Lee Campbell seconded that motion. Vote: Yes-7 No-0

TREASURER'S REPORT- Kuethe

- June revised Financials submitted for approval. Wayne made a motion to accept financial report as presented. Lee Campbell seconded that motion. Discussed financial reports further. Revised motion to accept financial reports. Vote- Yes-7 No-0
- External Audit
 - o Auditors will be doing the audit around August 3rd; they will be auditing three prior years. Expect to have report by the end of September.
- Interest Rates Calc on Past Due Accounts
 - o Working with Accountant on this solution. Will also ask auditors for their recommendation.
- Detail Transaction Report
 - o Detail Transaction Report does not include employee specific salary/pay information because of hours worked, deductions, etc. However, in order to further protect employee proprietary information it was recommended removing employees names from the report. Kuethe motioned we set up a separate checking account for payroll. Keep that separate from the Custom Transaction Report. Miller seconded that motion. Vote: Yes-2 No-5. Kuethe motioned that the Treasurer look into method for making payroll information more private within the Corporation and bring recommendations to the August Board meeting. Miller seconded that motion. Vote: Yes-7 No-0
- Financials on Website
 - o Will post May financials on the website

OLD BUSINESS

- Gate Committee Review
 - o Card Update: Going through member's envelopes to see how many still need to pick up their gate stuff. About 25% still need to pick up gate cards.
 - o Repair Update: Problem with the relay inconsistently triggering exit gate to open. This is being addressed by the contractor.
 - o Unmanned Gate Date: Entrance gate is working as designed. During recent power outage the system texted an alert to Board Members. Will unman gate overnight starting August 1st 2017.
 - o Discussed the need for a new Gate Committee going forward. Decided to review need for new committee based on gate fully operating.

- Cove 9 Bridge
 - o East Apron-same as last month. \$2,000 cost for Epoxy sealant. Still plan on closing the Cove 9 Bridge on a Thursday when doing this project and will communicate road closure with members. Looking at cost/options to use high pressure grout. May have to review budget because of the Cove 9 Bridge repair requirements.
- Culverts
 - o Following up with members that received BOD letters.
- Volunteers
 - o There is a volunteer file in the office which contains waivers for the volunteers to sign and a form for volunteers to log their hours. Finding volunteers to cut down the trees next to the lighthouse and working on fixing up the lighthouse.

NEW BUSINESS

- Trail Road
 - o Someone bought property near Trail Road and wants Crawford County to extend Trail Road to his property. If road is extended people will have easier access to our community. At hearing it was determined that this issue needed to be handled in court. We are not sure what role ILPOA will play in the court proceedings.
- Fill the Pothole Party and Chili Cook off, Saturday 09/23/2017 noon to 4
 - o Competition between the Board of Directors, Ladies Club and the Booster Club that makes the best chili.

COMMITTEE REPORTS

OFFICE-Kalista

- Proposed New Website Hosting Relationship
 - o No update but will start working on this project in August.
- Open Staff Position
 - o Still have an open position in the office. To date have received few resumes. Will go through old resumes to determine if there is interest.

BUILDING PERMITS-Campbell

- Update
 - o Three wells were built in the Community. There are several members that are doing projects and have not secured a Building Permit. Lee has contacted them and most of the projects have been minor issues, they have pulled permits. Discussed presentation by Denton during Member Forum. BOD decided not to accept his request for approval/waiver. Letter of BOD decision will be sent requiring him to present new drawings within 14 days.

LAKE/DAM/SPILLWAY-Grady

- Goose Hunt
 - o Bob Grady made a motion that the Board approve a Goose Hunt in October. Bob Klein seconded that motion. Hunters will have to buy a tag before hunting the geese. Members in good standing and/or their guests will have to sign in everyday that they hunt. There are only certain areas that will be authorized for the hunt. Vote: Yes-7 No-0
- Beach
 - o An ILPOA member is getting together a volunteer group to help clean the beach. Plan to rake on Friday morning with Maintenance discing the beach prior to raking. Eric from the Marina purchased the materials needed to clean the beach. Eric has also donated gas for the volunteers that cut the grass.

LEGAL-Miller

- Accounts Receivable-YTD
 - o 65 members as of June 30, 2017 past due on accounts owing about \$65,000. Have turned 21 out of 65 over to attorney. 5 have paid in full, 2 promised to pay, 6 filed suit against, and 8 where we are asking our attorney to start the letter process.
- Nuisance Properties
 - o 1212 Lakeshore- Maybe a nuisance again, foam coming up from the dock. o 1248 Lakeshore- Looks like property is abandoned, biggest issue is the dock in water. Court date on July 11th, owner didn't show up for the court date. The judge ordered her to remove the dock entirely within 30 days, if not Judge will order her contempt of court. o 1545 Lakeshore- Sent second letter. Mark Miller motioned that we turn over this property to attorney to file suit. Grady seconded that motion. Vote: Yes-7 No-0 o 1990 Lakeshore- Monday the Crawford County Health Department is having a meeting. o 1800- Dock in Water- Letter sent to owner. o 1324-Foreclosure- Mortgage Company cut the grass.

Mary Beth proposed that Dan DeJoe take over nuisance properties. Start a round of letters on nuisance properties.

MIP-Miller

- Committee Revised Recommendations
 - o After last month's BOD meeting, Mark met with the MIP committee on the feedback from the Board. Committee met last Saturday decided on how to respond to the feedback from the Board. Handout has a break down on the prices of the projects. Mark Miller proposed that the MIP Committee present the members with 2 options each for the roads and silt removal initiatives. Bob Klein seconded that motion. Vote: Yes-7 No-0

ROADS AND MAINTENANCE-Klein

- Roads
 - o Received pavement cutter, plan is to make cuts then rent a trackhoe for a couple of weeks. Will cut across where there are several potholes together, cutting across the entire road with maybe 6 to 8 feet down the road. With trackhoe they will dig down about 6 inches, aggregate it and compact it with cold patch with roller.

o Other Maintenance Projects:

- Sweeping gravel off the roads which has not been done in a couple of years.
- Cut back some brush off the road that causes blind spots around corners of road.
- Painting concrete blocks at gate yellow
- Will patch the potholes soon at gate is completed.

• Bob Brunts Email

- o Mark Miller recommended that the Board send him a letter saying thanks for the counter offer but it is not acceptable. Brunts has 15 days to pay the invoice in full or Attorney will get involved. Bob Klein seconded that motion. Vote, Yes (7), No (0)

• Maintenance Hours

- o Due to budget constraints will need to further adjust hours for maintenance team. This was already addressed with reduced hours for one employee. Maintenance Chair will determine how to address continued budget gaps with the other employees.

SECURITY-Cason

- Dave Corbett checked a home at 2461 Sanchez; someone is living in an RV. The RV is hooked up to electric, sewer, water and cable. Mary Beth to send a letter to the member.

Special Rules Committee

- Published in the July Smoke Signal, feedback from members by July 31, 2017. Only received 5 email responses.

Donald Kalista
Donald Kalista, Corporate Secretary

August 8, 2017