

INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING-MINUTES
June 9th, 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

MEMBER FORUM

- BFA- Cullen Bruckerhoff
 - Cullen Bruckerhoff went over the report of their findings of how much silt is in the lake. BFA recommends removing silt in all coves except Cove 2 and Cove 3 and in the Main Body of the lake from Cove 6 southerly to Cove 9 and Brush Creek. The areas in need of the most silt removal are recommended in the middle of the coves extending to the shoreline as you move further inland within the cove.

 - BFA also determined the amount of silt removal required to maintain at 5, 7, or 10 foot water depths throughout the coves and main body. To maintain a 5 foot water depth, approximately 89,100 cubic yards of silt should be removed. To maintain a 7 foot water depth, approximately 143,850 cubic yards of silt should be removed and to maintain a minimum 10 foot water depth, approximately 356,050 cubic yards should be removed. Overall silt that BFA recommends to be removed is 460,250 cubic yards.

OFFICER REPORTS

PRESIDENT'S REPORT-Huffman

- Water Company
 - Going back and forth with Broshot on the road agreement with the water company. Right now road agreement is in ILPOA's court. ILPOA ask Broshot to look at the road agreement and have him put some Arbitration language in the agreement. In the agreement, Broshot will put in there that the loser will buy arbitration cost and mutually agree on the arbitrator.

- Update on Increase
 - PSC- The public lawyers on the water company, the next big date is July 3rd. That is when the staff will have all the data in that were brought in from other sources. On day 150, the staff will make recommendations. Between July 3rd and day 150 is when everyone gets to ask questions on what has been submitted. Right now the public lawyers are in the audit process. Josiah Cox said the bill will go in high but it will be under the \$83.00. Not sure what the exact bill will be. The public lawyer will ask for a hearing.

- Upcoming Meetings:
 - Boarding Meeting July 14th, August 11th and Quarterly July 15th. Board will talk at beginning of meeting then MIP will do a presentation for the rest of the meeting.

SECRETARY'S REPORT- Kalista

- Kalista submitted the May 2017 Board Meeting Minutes for approval. Kalista made a motion to approve the meeting minutes with Mark's correction on the upcoming date of the MIP meeting. Motion was seconded by Mark Miller. Vote: Yes-8 No-0

TREASURER'S REPORT- Kuethe

- April revised financials submitted for approval. Wayne made a motion to accept the report as submitted. Bob Grady seconded the motion. Vote: Yes-8 No-0.
- May financials submitted for approval. Wayne made a motion to accept the report as submitted. Mark Miller seconded the motion. Vote: Yes-8 No-0
- External Audit
 - No date yet for when Kean & Company will be doing the audit. Won't be until sometime in August before they can get too us. Will have a kick off meeting with Kean & Company so they can meet everyone.
- Interest Rates Calc on Past Due Accounts
 - Working with Accountant on this solution.
- Financials on Website
 - Will post May financials on the website
- CD's at bank
 - Have 4 CD's that are due June 23rd for the amount of \$25,000 each, total of \$103,448.42. Interest rate for 3 or months at 6.2%, 8 months at .88%, 11 months at 1.26% and 21 months at 1.2%. Wayne made a motion to renew all 4 CD's for 8 months at .88%. Mark Miller seconded that motion. Wayne amended his motion to renew all 4 CD's for 11 months at 1.26%. Mark Miller seconded that motion. Vote: Yes- 8 No-0.

OLD BUSINESS

- Gate Committee Review
 - 1/3 of members have not received their gate card order. Members are still turning in the forms.
- Going Live Date
 - Still talking about a date when the gate will officially be closed. Will announce in Smoke Signal and email when that date will be.
- Vehicle Stickers-
 - Board will submit a rule change for the 2018 vehicle stickers. Bob Klein made a motion to make a rule change for the 2018 vehicle stickers. The proposed rule change will be in the July Smoke Signal. Bob Grady seconded that motion. Vote: Yes-8 No-0
- Signage Review
 - Gate signage working great. Remove speed bumps in the guest lane. Member card reader box is hard to see at night, may put reflective tape on the box so members can see it better at night.

- Cove 9 Bridge
 - The bridge is settling a little bit. Still monitoring it, going to put more gravel in the hole. Later this summer when the lake starts going down, will toss two inch rock along the outside concrete apron and some bigger concrete chunks over the two inch rocks. Making arrangements to put some high pressure grout down in the hole.
- Temporary Repairs
 - Epoxy sealant for the bridge deck to help prolong the life of the concrete bridge deck. When maintenance puts the sealant on, they will have to close the bridge down for a full day. The epoxy sealant for a 5 gallon bucket is \$400.00. The total cost to do the sealant is \$1200 to \$2000. Will communicate with members on when the bridge will be closed. Thinking the closure will be on a Thursday.
- Booster Club weekend Booth
 - Clyde Ehrhardt has donated pictures of the eagles for the Name the Eagle Contest for the children. The board will put some kind of lottery together for the adults.
- Culverts
 - 8 member letters were sent out about culvert issues. 2 culverts have been fixed. Bud McCrary and Christine Mahon are working on their culverts still. 4 members have not responded to letter. Will give the 4 members appropriate time to clean out their culverts, if still not cleaned out by the appropriate time, maintenance will clean them out for a fee.
- Volunteers
 - Contacted Mike Elliott (insurance agent) to find out how much an hour Workman's Comp is going to cost ILPOA for Volunteers. The cost will be about .08¢ per hour. Volunteers will have to sign the Group Volunteer Timesheet and track their time. Volunteers have to sign a waiver before doing any work for ILPOA.

NEW BUSINESS

COMMITTEE REPORTS

OFFICE-Kalista

- Proposed New Website Hosting Relationship
 - Having trouble sending a mass email to all the members, takes over an hour to send. Talking about switching our hosting company, which will give us unlimited emails. This way the board members can have their own email addresses. For a small fee, ILPOA will be able to change the website, making it more member friendly. Would like to move forward on changing hosting company.
- Marketable Lots Pricing
 - Discussed refunding money to member's by 75% if they buy one of ILPOA's lots and they built on it. Right now, will not look into it further.

BUILDING PERMITS-Campbell

- Wells
 - Attorney recorded notice about our building permit policy, public notice. Will put the notice on the ILPOA website. Some members are doing projects without getting a building permit, will be

sending those members letters to come to office to get a building permit.

LAKE/DAM/SPILLWAY-Grady

- Geese
 - Red fence is back up; geese are flying over the fence. Will find out when geese hunting season is, will be putting in Smoke Signal to let members hunt the geese.
- Water Testing
 - Ozark Testing out of Rolla came out last week and tested the water. 9 test were taken, 2 were questionable. Down the rope toward the peninsula was questionable but go pass the peninsula test were good. Sand acts as a filter and as the E-Coli comes washing into the sand, it doesn't run out with the water. E-Coli will be higher around the beach area but the further out you go, the lower the E-Coli will be. Not sure on the test we received so Ozark Testing is coming out again and retesting.

LEGAL-Miller

- Accounts Receivable-YTD
 - Discussed turning 9 members' accounts to Broshot to begin a letter campaign. These members owe ILPOA 2 years of dues. Broshot will send these members a letter stating they have 60 days to pay their dues. Mark Miller motioned that ILPOA turn over these account names over to the Attorney to begin to pursue collects. Seconded by Bob Klein. Vote Yes-8 No-0.
- Collection Accounts
 - Turned over 13 member delinquent accounts to Broshot. 3 members have paid in full, 3 members said they will pay in full at the end of the month. The other members have not responded at all. Mark Miller motioned to further precede getting dues with Attorney. Bob Grady seconded that motion. Vote: Yes-8 No-0
- Nuisance Properties
 - 1212 Lakeshore- Cleaned up yard and put Styrofoam back under the dock. Right now no longer a nuisance but will keep eye on the property.
 - 1248 Lakeshore- Abandoned property. The dock is busted and partially submerged in the water. Issued letter, no response. Filed suit, court served property owner papers, court date of June 15th for a default judgment.
 - 1545 Lakeshore- Sending Simmerly second letter about property. Still not cleaning up property.
 - 1990 Lakeshore- Septic Tank issues, working with the Health Department on this. Renting out house weekly, having trouble with renters using the amenities. Discussed this issue with home owner.

MIP-Miller

- Committee Revised Recommendations
 - Major Improvement Committee wants Board feedback and approval on revised recommendations for the road and silt projects, to submit to the members for their review and feedback. Would like to ask the members to approve all the projects as a package. The projects would be the road repair and improvements, culvert replacement, replacement of Cove 9 Bridge, installation of guardrails at the Dam, and silt removal by dredging and excavation. Board discussed projects to be put on voter ballot, more will be discussed.

ROADS AND MAINTENANCE-Klein

- Roads
 - Booster Club funded a pavement saw for about \$1700. Should get it sometime next week. Will start road cuts June 19th, have about 30 road patches in major areas. Booster Club also funded smooth ditch buckets, so maintenance can start cleaning out Association ditches better.
- Mowing
 - Will start mowing Thursday June 15th, weather permitting. Will be getting with Volunteers to help mow.
- Gate at Spillway
 - Sent Mr. Brunts an invoice for the damage of the gate at the spillway. Said he is not going to pay for a 30 year gate to be fixed. Discussed suing him for the damage of the gate.
- Lights
 - Looking at dusk to dawn lights to find out if they are ILPOA's or Crawford Electrics. Lights out at the Tennis Court, lining up a free bucket truck to replace the lights.
- Buoys
 - Working on putting some new anchors on buoys. Filling 5 gallon buckets with concrete and anchoring buoys to that so it helps the buoys from drifting.
- 4 loads of sand were delivered to the beach. Donated by the Ladies Club.
- Gate
 - Maintenance will be working at the entrance gate putting a couple of concrete islands in to help protect the gate. Will install more signage.

SECURITY-Cason

- Looking to hire at least one more person.

Special Rules Committee

- Proposed Rule Change
 - Member submitted a proposed change to how many pontoon boats are allowed. Current rule says members cannot have more than 2 ski, speed, runabout, fishing boats and no more than one pontoon or deck boat. Change rule so members can have 2 pontoon or deck boats but no more than 3 water crafts. Wants to change #2 on limit of pontoon boats.

Donald Kalista

Donald Kalista, Corporate Secretary

July 14, 2017