

**INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING-MINUTES**  
**October 13, 2017; 9:00 am**

**ROLL CALL**

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

**OFFICER REPORTS**

**PRESIDENT'S REPORT - Huffman**

- Water Company
  - ILPOA gave hourly pricing to Water Company for the road damage to be fixed by ILPOA, the water company has agreed on the pricing. ILPOA has not received a list of repairs to be performed. No road repairs have happened in the last 3-4 months. Huffman will reach out to Water Company to see if they want us to perform the work, and if so to produce a list of where repairs are needed.
- PSC Update
  - The PSC is having the meeting October 18, 6pm at the Knights of Columbus Hall in Cuba. The Water Company has put out a notice, ILPOA will follow up with email and Nextdoor notices.
- Upcoming Meetings:
  - Board Meetings- November 10, 1pm and December 8, 1pm (Swearing in of New Board Members).
  - Huffman will take financials to be copied for Annual Meeting after they are approved today. Rest of the handouts are ready.

**SECRETARY'S REPORT- Kalista**

- Mark Miller motioned to accept the September 2017 meeting minutes as written. Wayne Kuethe seconded that motion. Vote: Yes-6 No-0.

**TREASURER'S REPORT-Kuethe**

- September, 2017 Financials submitted for approval. Kuethe amended the motion to accept the financials with the MIP changes. Miller seconded the amended motion. Vote: Yes-6 No-0.
- External Audit
  - Amanda Wiggins (Keane Auditor) said she will try to get information to the Board by the end of October. Kuethe will be reaching out to the auditor to provide better communication between her and the Board. Leathers did the audit in 2009. Kuethe will reach out to them to see if they have any data that could be helpful to Keane.
- Interest Rate Calculation
  - Will be looking into this further in the next couple of weeks.
- Budget
  - Kuethe will be getting numbers together for the November meeting so the Board can start with the new Budget in January.

- Internal Audit
  - Kuethe will be performing an internal audit in the near future.

## **OLD BUSINESS**

- Gate Committee Review
  - Campbell will be forming a committee together to generate a policy for vendor access before going 24 hours on the gate.
  - Issues- Both gates are working as expected. Guests are riding member's tail ends of their cars and getting in. Will review security tapes and have them trespass if they are not the guest of the member. Sometimes it is simply that the second car has an RFID. Will have Roving Patrol set up at gate to catch people coming in the wrong way.
- Marina
  - Boat Storage- Eric purchased an off-site property for boat storage. Marina has an '87 boat for sale; he is asking \$3000. Board will look at it to replace the Security boat.

## **NEW BUSINESS**

- Lindeman Dog
  - The office and Roving Patrol have gotten many complaints about Lindeman dropping his dog off in the road and letting the dog run alongside of his vehicle. Members are complaining that the dog goes onto their property and aggravates their dogs. ILPOA will be sending him a violation of Rules and Regulations letter about not having his dog on a leash.

## **COMMITTEE REPORTS**

### **OFFICE – Kalista**

- Website- Moving forward on the website, Campbell has come up with some ideas that will help office staff.
- Open Staff Position
  - Received 3 resumes for the open staff position. Sent emails to the people that sent resumes before and so far haven't heard anything back. Looking into changing office hours for the winter season.

### **BUILDING PERMITS - Campbell**

- Update
  - Denton hasn't responded to the letter Board sent him. The next step is to have our attorney send him a letter. Kuethe had documentation from Crawford County regarding the actual boundaries of their property. Will discuss new information with attorney.

### **LAKE, DAM, SPILLWAY - Grady**

- Goose Hunt
  - There have been a few hunters for the geese. Goose hunting season starts up again November 11<sup>th</sup>.

## **LEGAL - Miller**

- Accounts Receivable
  - 43 members that are past due, owing us \$43,000. 18 of those members were turned over to the attorney. Attorney sent letters to 9 of the members; will follow up with the attorney to see if he has heard anything from these 9 members. We will make a recommendation to file suit against them. 4 accounts we have judgement against, they owe us \$21,000. One member passed away a year; son doesn't want the lots. Will have attorney talk to son and see if he will pay the dues. 3 members have court dates coming up in the next month. 4 members we would like to file suit against. Miller motioned that we advise the attorney to file suit against these 4 members. Cason seconded that motion. Vote: Yes-5 No-0.
  
- Nuisance Properties
  - 1248 - Closed
  - 1212 Lakeshore- Dock back into the water. Letter from Board to be sent.
  - 1545 Lakeshore - Filed suit against them. Have received a response from their lawyer. Attorney will file request for discovery items.
  - 1800 Lakeshore – Sent certified letter early July; did not sign; got sent back to us. Board sent another letter regular mail; have not heard back.
  - 2459 San Chez (Motor Home) - Still sitting there; utilities are hooked up to it. Will have Security keep an eye on it to see if there is evidence of somebody using it as residence.
  - 1990 Lakeshore - Septic- They got their sewer permit from the county and from ILPOA. Contractor is putting in new septic system. Released in the Cuba Free Press that Crawford County fined them \$5,000 for not complying with their orders.
  - 759 Squaw- Sent 1<sup>st</sup> letter last week. Has 45 days to clean up property. Will be sending second letter.
  - 2122 White Fawn- Sent 1<sup>st</sup> letter last week. Has 45 days to clean up property. Will be sending seconded letter.
  - 2072 Lakeshore- Trash building up; keeping an eye on it.

## **MIP-Miller**

- Mark handed out the results from the survey. 411 surveys completed and returned. 73 members not supporting anything. 317 members supporting roads project, 254 supports Option 1 and 62 members support Option 2.
- Miller presented the By-Law Changes for Road Project and Dredging. Miller made a motion to present the By-Law Changes on the Ballot, Grady Seconded. Vote: Yes-5, No 0, Campbell abstained.

## **ROADS AND MAINTENANCE**

- Backhoe Purchase
  - Backhoe has been down for weeks, it will be approximately \$7,000 to fix; needs new transmission among other issues. Maintenance was made aware of a used trackhoe with 113 hours that is for sale. Maintenance has negotiated the price down from \$20k. Klein made a motion to use Road Rehab funds to purchase the trackhoe for \$19,400 plus tax. Lee seconded that motion. Vote: Yes-6 No-0

- Bob Brunts
  - Miller was instructed to have our attorney send a letter to Brunts and his daughter demanding payment for damaging the west dam gate.
- Road Patching Update
  - Repaired 10 major areas out of 12 total. Started to work on pothole patching. Drove around the main drives and found 32 significant potholes. Maintenance will be working on patching them. Will put rock in the pothole, cold mix in with the plate compactor. There are 253 potholes throughout the community that need repair.
  - Booster Club has spent \$2,000 to get the skid loader fixed.
  - Salt spreader is on hold right now until it needs to be used this winter.
- Cove 9 Bridge
  - Sealing of bridge deck - Will be closing Cove 9 Bridge, on Thursday, October 26<sup>th</sup> at 10:00 am to perform the sealing. Bridge will reopen to traffic at 10:00am on Friday, October 27<sup>th</sup>. Will do a partial closure on October 19<sup>th</sup> and October 25<sup>th</sup> to make other repairs to the bridge.

### SECURITY

- Camera Installation at Community Hall
  - Members donated cameras and members have donated time to install the cameras. The entire camera system at the Community Hall was donated and installed by members.

### ELECTION

- Additional Candidate Info- Candidates will send a one page bio to the office so we can put it on the website and email it to members.
- Marsha Schramm- Marsha leads the election committee this year. She is getting a committee together for the election and the ballot prep.
- Ballot mailing will be October 25<sup>th</sup> and the Election Day is November 14<sup>th</sup>.

### MISCELLANEOUS

- Booster Club
  - Kevin Newbern purchased the sign from Desert Island, selling the sign to the Booster Club for \$8,000. Booster Club is taking donation to help purchase the sign.

The Board went into special session to discuss confidential information. Michelle Cason left the room.

A motion to adjourn was made by Bob Grady and seconded by Mark Miller. Vote: Yes-6 No-0

Donald Kalista

Donald Kalista, Corporate Secretary

November 10, 2017

Date