

INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING-MINUTES
SEPTEMBER 8, 2017

ROLL CALL

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

OFFICER REPORTS

PRESIDENT'S REPORT - Huffman

- Water Company
 - PSC settled on the cost of debt with Indian Hills Utility Operating Company (IHUOC), still working with them on some additional items, such as: repair expenses, salaries, tax preparation, capital improvements, and return of equity. IHUOC is asking right now for a 564% increase, 200% decrease from their original request. IHUOC is also looking into changing the rate design.
- PSC Update
 - 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. Water Company will send a 10 day notice about the public hearing.
- Road Agreement
 - The Water Company wants a clause in the road agreement stating members cannot drill wells. ILPOA indicated this was not a Board decision rather something that would have to be approved by our members. IHUOC requested a 3 year time limit on the road agreement. It will expire three years from the signing of the document. Grady motioned to sign off the road agreement. Miller seconded that motion. Vote: Yes-6 No-0
- Elections
 - Last year ballots were sent out October 26th and were due back by November 15th. Will be close to the same dates this year. Marsha Schramm is appointed head of election committee. We have received 9 applications from members to run for the board.
- Upcoming Meetings:
 - Board of Directors meeting is October 13th at 9:00 am and November 10th at 1:00 pm at the Community Hall. Annual Meeting is October 14th at 1:00 pm.
- Wish Lists
 - Maintenance is taken care of his items with the Booster Club. Getting spreadsheet together to keep track of all the items that have been paid for by the Booster Club.
 - Copier/Wireless Router- Looking into purchasing a commercial printer for the office. Putting together a sheet for the Booster Club to purchase the copier. Also need a Wireless Router and battery backup/surge suppressor to keep electrical spikes from harming office computer equipment. Getting this information together to give to the Booster Club.

SECRETARY'S REPORT- Kalista

- Kalista submitted the August 2017 meeting minutes for approval. Don motioned that we accept the minutes as written. Cason seconded that motion. Vote: Yes-7 No-0

TREASURER'S REPORT-Kuethe

- August 2017 Financials submitted for approval. Miller motioned to accept the August financials. Cason seconded that motion. Vote: Yes-7 No-0.
- External Audit
 - 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 to facilitate auditor's information requests.
- Interest Rate Calculation
 - Will research this question with QuickBooks and Layman CPA and advise the Board..
- Internal Audit should be completed soon. ILPOA Treasurer will advise Board on status.

OLD BUSINESS

- Gate Committee Review
 - Repair update: The exit gate has been offline since Saturday September 2nd due to a problem with the capacitor. The capacitor should be in sometime next week.
 - Gate Hour Change- Gate guards hour change was Tuesday September 5th. There will be a guard on duty from 6:00am until 9:00 pm.
- Skid Loader
 - Member has turned skid loader over to ILPOA. Had to make a few changes to the document before he signed it. A member also donated a Stihl Brush heavy duty weed eater.

NEW BUSINESS

- Boat Storage
 - Eric from the Marina contacted the Board regarding to do boat storage. He is looking at leasing some land to build the structure. Board is willing to discuss this with Eric in the near future.

COMMITTEE REPORTS

OFFICE – Kalista

- Workman's Comp Insurance Renewal
 - Mary Beth and Don met with Mike Elliot with Town and Country Insurance. Because of a previous workman' comp claim ILPOA is in a year 2 of a 3 year policy adjustment resulting in a jump in our premium. Another policy audit should be completed in the near future which could result in a credit. Also looking into additional safety training for the staff.

- Website- This will be a 4th Quarter project to transition to another web host company to provide additional functionality to improve communication with our members.
- 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 hours.
- Review of Employee Handbook/Confidentiality Policy/Drug Testing
 - Looking into updating the Employee handbook to reflect recent policy changes.

BUILDING PERMITS - Campbell

- Update
 - Mailing new letter for the Denton's regarding option how member can bring structure into compliance with the ILPOA Building Codes. Still haven't received a building permit from them and they will remain a Member Not In Good Standing with ILPOA.

LAKE, DAM, SPILLWAY - Grady

- Goose Hunt
 - Members and their guest will have to register to participate in the upcoming goose hunt. Hunters will be assigned a specific zone for hunting. Hunters will sign in everyday at the Marina so ILPOA knows who is hunting. During the week, there will be no Security during the signing in only on the weekends. Members can hunt geese an hour before sunrise until 30 minutes before sunset..

LEGAL - Miller

- Accounts Receivable
 - 43 members that are past due, owing us \$43,000. 18 of those members were turned over to the Attorney. We have filed suit against 4 members. Our Attorney has also sent letters to 9 members. Will follow up with the Attorney to see if he has heard anything from these 9 members. We will make a recommendation regarding filing suit against them. 4 accounts we have received judgements against members who owe us \$21,000. One member passed away and son doesn't want the lots. Will have Attorney talk to son and see if he will pay the dues and we will forgive the interest.
- Nuisance Properties
 - 1248 - Court Update- 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. Son did get the dock out of the water.
 - 1545 Lakeshore - Filed suit against them. They were served August 20th, 2017. 30 days to respond.
 - 1800 Lakeshore - Letter sent on removing dock.
 - 2459 San Chez (Motor Home) - Still sitting there but no utilities are hooked up to it. Will have Security keep an eye on it.

- 1990 Lakeshore - Septic- They got their sewer permit from the county and from ILPOA. Contractor is putting in new septic system.
- 759 Squaw- Sent 1st letter last week. Has 45 days to clean up property.
- 2122 White Fawn- Sent 1st letter last week. Has 45 days to clean up property.
- 2072 Lakeshore- Trash building up, may have someone living in shed. Will be sending them a letter.
- 1993 Lakeshore- Sending letter to member to clean up property.

MIP-Mark

- Member Meeting - 3 member meetings this summer, 75 members attended the first meeting, about 50 members attended the second and third meeting. Overall, the members participating support what the MIP is trying to do.
- Survey - As of Thursday September 7th, the MIP Committee has received 235 surveys back. Mostly the feedback from the survey is very supportive of the project. 37 members feedback supported nothing.
- October 7th at 10:00 am is the Committee Meeting. Board members to attend this meeting so the Board so all questions can be answered before final recommendation made to Board at Oct 13 meeting.

ROADS AND MAINTENANCE

- Bob Brunts
 - Will have Attorney send him a letter.
- Road Repairs
 - Repaired 10 major areas out of 12 total. Started to work on pothole patching, drove around the main roads and found 32 pothole location maintenance will be working on. Also found 8 additional road repairs that maintenance will be working on this fall. Put a patch at the main gate to help smooth out area.
- Cove 9 Bridge Funding
 - Last meeting authorized to use \$2,000 for the epoxy, plan on doing that in late September. The wing wall erosion will be worked on late September or early October. Backhoe required repair and working on getting it back up and running. Also received a quote for salt this winter at \$87.00 a ton delivered based on a 50 ton order.

SECURITY

- Camera Installation at Community Hall
 - Members donated Cameras and members have donated time to install, and to run wires for the Cameras.
- Working on exploring additional options to get more qualified candidates for open positions..

MISCELLANEOUS

- Ladies Club - Chili cook-off September 30th
- Men's Club - 275 people came out to the pancake breakfast on Sunday September 3rd, 2017.

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

Donald Kalista
Donald Kalista, Corporate Secretary

September 08, 2017
Date