

**INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.**

**BOARD MEETING-MINUTES**

**April 13, 2018; 1:00 pm**

**ROLL CALL**

- PRESENT: Robert Christensen, Lee Campbell, Don Kalista, Mary Beth Huffman, John Richmond, Wayne Kuethe and Mark McLean. Others present.
- ABSENT: Koren McGinnis, Bob Klein

**MEMBER FORUM**

- John McGuirk
  - John McGuirk wants to do a controlled burn on the Cove 9 island. This will help the overgrowth and will not be so hard on ILPOA equipment when they mow. The fire department will come out when John burns and help make sure it is controlled. John will submit a plan for the board and will go over it with the fire chief. Planning on conducting the controlled burn by the end of May.
- Norman Roberts
  - Norm requested to put a "Dam Closed" sign somewhere near Star Dock, this way members can turn around at Sequoya. Need to move signs already there to the other side so it is more visible. We need to upgrade current signs at the dam to make it more visible for members.

**OFFICER REPORTS**

**PRESIDENT'S REPORT** - Huffman

- Water Company Update-
  - Subcontract Status- Water Company has paid all billed invoices.
- Upcoming Meetings
  - Board Meeting- May 11, 2018, June 8, 2018 1:00pm at the Community Hall
  - Quarterly Meeting-April 14, 2018 9:00 am at the Community Hall
- Wish List that was sent to the Booster Club
  - Would like to add a couple of things to the wish; 1) Need to pave at the entrance at the gate, 2) Money to stock fish this spring and 3) Gravel for Cove 1 parking lot.
- Election Committee
  - Need election committee for the special election on the Cove 9 bridge. Also need volunteers to count ballots for the special election. Will communicate need for volunteers.

**SECRETARY'S REPORT** - Kalista

- McLean made a motion to accept the March meeting minutes as written. Kuethe seconded that motion. Vote: Yes- 6 No-0.
- Election
  - Policy Review- Kalista updated policy # 36, Lunch for election workers. ILPOA Secretary will supervise lunch delivery and/or setup prior to dismissing Election Judges, and volunteers for lunch. This will eliminate any interaction with anyone not directly involved in the election. All board members approved the updated policy.

**TREASURER-Kuethe**

- Kuethe made a motion to approve the financials as presented. Christensen seconded that motion. Vote: Yes- 6 No-0.

- External Audit- Worksheet Status
  - Need a list of all Capital assets and how to value the assets. What should the threshold be? \$10,000 is too high and \$2,000 is too low. McLean made a motion that we make the threshold cap at \$5,000. Campbell seconded that motion. Vote: Yes-6 No-0.
- Interest Rate Calculation
  - Fixed with the help of QuickBooks. The interest rate assesses at 2% of amount owed.
- CD's
  - In May four cd's are due, will shop around for best rates. Talked to a broker about using United States Treasury Bills as an option. Will present additional information at next board meeting.

## **OLD BUSINESS**

- Logging Update
  - Had a meeting with Klein and the McGinnis's on logging. Contacted Mueller about surveying the property. We gave Mueller a schedule of when we wanted it complete. Survey should be done by June 29<sup>th</sup>, and present at the July board meeting where we will discuss bid packets. On July 17<sup>th</sup> we are going to mail out the bids, July 24<sup>th</sup> we are going to have a sight visit to all the bidders, August 8<sup>th</sup> the bids will be due, and August 10<sup>th</sup> we will go over the bids and discuss the need to interview bidders.

## **NEW BUSINESS**

- Klein
  - Klein resigned from the board on Friday April 13<sup>th</sup>. The board will need to find a replacement in 10 days and a maintenance chair to replace Klein.

## **COMMITTEE REPORTS**

### **OFFICE - Kalista**

- Website
  - All key documents currently available on [www.ilpoa.org](http://www.ilpoa.org). Still looking for volunteers to help with the phase 2 website design.
- Open Staff Position
  - We put an ad in the Three Rivers Publishing (three of their papers) and haven't received any resumes. Kalista went to ECC and Missouri S & T (Rolla) to get Water Patrol candidates but haven't received any resumes. We will be putting the office ad back into the paper for one more week.
- Employee Handbook-remaining items
  - Kalista is still working on revisions to the ILPOA Employee handbook.

### **BUILDING PERMITS - Richmond**

- Update- building permit activity increasing with permit requests for drilling wells. 8 or 9 active building permits, 4 more will be approved in the next couple of days.
- Building Permit Packet Revisions
  - Revised some of the building permit wording by Campbell and Christensen. Going to change the "Boat House" language in the building permit. "Boat house is a covered structure extending out into the lake and is enclosed on three sides. The open side is where lake water and watercraft enter the structure. The structure must be supported by footings, either by concrete blocks or poured wall construction at least up to the deck level". Boats have to be able to enter into the structure for it to be considered a boat house.
- Building Permit Language for Drilling Wells

- Need to add Wells into the building permit documents.

## **LAKE, DAM & SPILLWAY - McLean**

- Blessing of the Boats- May 27, 2018 7:15pm (Start 7:30pm)
  - The theme for this year for the blessing of the boats is “Honoring our Troops”. Father Rich is confirmed along with Steve and Kathy Gore. It will be held on the Gore’s dock. Need to find some judges for the voting of the boats.
- Fishing Forum
  - Fishing Forum was on March 19<sup>th</sup>. There were 25 attendees, mostly Indian Hills Fishing Club members. Attendees felt that we should stock white crappie, largemouth bass and adding a significant amount of Fathead minnows to increase the size of the Largemouth bass and Crappie. Lots of discussion around people taking too many fish and not obeying limits. Attendees suggested members to photograph boat lot numbers of suspected poachers. Members also suggested live well checks by lake patrol to ensure members were not poaching. Discussed the need for monetary fines or citations to enforce rules and regulations.
- Cove 1 Boat Ramp
  - Members acknowledge that this is our best boat ramp for launching watercraft.
  - Every year a pothole appears at the end of the concrete launch due to motors pushing gravel away when getting on the trailers.
  - Member agreed the need for more gravel for Cove 1 roads and parking area to address potholes and overflow of water during rain. The Indian Hills fishing club agreed to donate their time and equipment to improve Cove 1 roads and parking lot.
  - Parking lot needs to be expanded in Cove 1 to increase parking on busy days. Forum discussed possibly expanding parking on the north side.
  - Parking blocks- Need parking blocks to encourage members to park in the right direction. Indian Hills Fishing Club felt they may be able to find the blocks needed for this project.
- Fundraiser Opportunities
  - Discussed multiple ideas around fundraising, having a member only fishing tournament with the goal of raising money to proactively overhaul one of our boat launches every 5 years.
  - 100% of proceeds (after prizes) will go towards Lake infrastructure.
  - Indian Hills fishing club to create flyer and messaging around tournament. Utilize Smoke Signal/email and social media to promote.
- Slot Limit Review
  - Discussed slot limits set by Missouri Department of Conservation and the inability to change them due to Indian Hills rules and regulations. Need a rule change in order to consider our own slot limit.
  - Members pointed back to the need to enforce the current slot limit versus changing the current slot limit.
  - One member pointed to PWC’s doing circles around Cove 9 and stated the they feel it’s destroying habitat. Also, members frequently get too close to members fishing and the age of some the boaters/ jet skiers is a problem as they do not make good decisions.

## **LEGAL - Campbell**

- Accounts receivable
  - \$88,115.00
- Delinquent Accounts
  - \$45,000 3 more will be going into the Attorney.
- Nuisance Properties/Septic’s Sheet
  - 1212 Lakeshore- Dock back into the water
  - 1545 Lakeshore-Still dealing with this through our lawyer.

- 1800 Lakeshore- Was served, cleaned up dock.
- 2122 White Fawn- Had a conversation with him regarding junk all over yard and delinquent dues.
- 759 Squaw- Has cars, trailers, and campers on property. 2<sup>nd</sup> letter was sent, haven't heard anything back.
- 158 Hickory- Abandoned cars, 1<sup>st</sup> letter sent, haven't heard anything back, will be sending 2<sup>nd</sup> letter.
- 1715 Lakeshore- Looks abandoned, half the siding off the house, owes dues of \$1,828.99. Will send a letter.
- 233 Dogwood- Complaints of someone living in a camper on the property, trash and debris all over property. Will send them a letter.
- 1131 Pawnee- Trash, debris all over property, abandoned cars in yard. Will send member a nuisance property letter.
- 2461 San Chez, 868 Lakeshore, and 1723 Lakeshore is on the Crawford's monitor list for septic systems.

Campbell made a motion to suspend Faulkner's membership. Richmond seconded that motion. Vote: Yes-6 No-0

- Trail Road Lawsuit
  - Nothing new, waiting on new court date.
- Brunts- Attorney is still working on the judgment.

### **LAKE & INFRASTRUCTURE MAJOR REPAIR COMMITTEE- McLean and Christensen**

- Ballot Language/Vote
  - Reviewed the ballot sheet, Campbell made a motion to support the assessment method as doubling the dues. Kalista seconded that motion. Vote: Yes-6 No-0
  - Ballot format changes-suggesting that we move forward with the following categories to be applied to the ballot. The category selections will be placed on the bottom side of the ballot in the ballot sample to ensure that they are not removed to be considered a valid ballot.
    - Coding- Lakefront/non-lakefront (A or B) = A
    - Part-time/full-time (C or D) = C
    - Developed/undeveloped lot (E or F) = E
    - Eastside/ Westside (G or H) = G
    - At the bottom of the ballot there would be the following letters. A, C, E, G
- Summary Page
  - Would like the board to move forward with a vote supporting the committee's recommendations of sending the attached ballot and summary page with an assessment mirroring current membership due for two years. McLean made a motion to approve the ballot sent out with the summary with the exception of the code placement. Kuethe seconded that motion. Vote: Yes-6 No-0.

### **ROADS/MAINTENANCE – Klein**

- Culverts-
  - 1305 and 1309 Lakeshore culverts were cleaned out. Cleaned out culvert without sending a notice about culvert be blocked. Our mistake on billing them without notice.

### **RULES AND REGULATIONS**

- Committee
  - Jeremy Huguet and James Rothberg would like to be on the committee. No new updates yet.

### **SECURITY - Huffman**

- Gate Update

- Nothing new right now.
- Gate Committee Review
  - Phase III progress and update- Francine continues to be a huge help to the committee by organizing vendor requests and calling references. In addition to organizing, she is identifying areas that offenders still need to complete to be considered. Subcontractors considered on a case-by-case basis with looking at frequency coming into the neighborhood to determine the need for a card. Vendor must provide three (3) member references in order to be considered for a card.
  - Continued challenges- Dealing with large general contractors and handling their subcontractors. Talking with general contractors to come up with solutions. Considering lockbox for vendors to place gate card in at the side wall of the office.
  - Vendors not providing enough information on application to make good decisions. Reworking vendor form with stronger language to see if it helps.
- New layout
  - Considering taken out canopy, adding a second directory, signage and traffic control. Don't have any answers yet on the big gate, Door King tries different things each time they come out to fix the rolling gate.

### **MISCELLANEOUS**

- Club News -
  - Booster - Trivia Night-April 21st
  - Ladies – Spring Party-April 28th
  - Men's Club - Men paid for the cable for a year at the Community Hall.

Motion to adjourn made by Campbell and seconded by Christensen. Vote: Yes-6 No-0.

*Donald Kalista*

Donald Kalista, Corporate Secretary

*May 11, 2018*

Date