

INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING-MINUTES
February 10, 2018; 1:00 pm

ROLL CALL

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

OFFICER REPORTS

PRESIDENT'S REPORT - Huffman

- Water Company Update- Increase in rates will start in March or April.
 - Subcontract Status- Water Company has paid all invoices but one invoice from December. Will be sending water company letter stating ILPOA will charge 2% finance charge per month until the invoice is paid.
- Upcoming Meetings
 - Board Meeting- March 9, 2018, April, 2018, 1:00pm at the Community Hall
 - Quarterly Meeting-April 14, 2018 9:00am at the Community Hall
 - Special Member Meeting- February 10, 2018 9:00am Community Hall
- Updated Rules/By-Laws and Building Permits
 - Have not been sent to Broshot.
- Wish List to Clubs
 - Each department chair needs to send Huffman a wish list for the clubs by February 17, 2018. Some members requested street signs, so of them are fading.

SECRETARY'S REPORT - Kalista

- Kalista made a motion to approve the January board meeting minutes as written. Kuethe seconded that motion. Vote: Yes-7 No-0.
- Election
 - Policy Review- Kalista presented updated policy # 8, # 48, and # 49 for review. Policy #8 will allow all board members to sign checks. Policy # 48 Confidentiality- states that board members and employees must keep members and employees information confidential. Policy # 49 billing- The Board of Directors has enacted policies and procedures concerning the collection of delinquent assessment accounts. All collection costs incurred are charged to the account of the delinquent homeowner. Richmond made a motion to accept the three policies with changes to #48 and # 49. Kalista seconded that motion. Vote: Yes-7 No-0.

TREASURER-Kuethe

- Kuethe made a motion to accept the financials as presented per review with the water company invoices. Christensen seconded that motion. Vote: Yes-7 No-0.
- 2018 Budget Vote
 - Kuethe made a motion to accept the budget. McLean seconded that motion. Vote: Yes-7 No-0.
- External Audit- Worksheet Status
 - Will set up a time to do our inventory audit. Christensen is working on getting together the time limits on how long to keep certain paperwork in the office.

- Bank Signature Card
 - Kuethe will bring the bank signature cards to the bank so the new board members can start signing checks in the next couple of days.

OLD BUSINESS

- Logging Update
 - Huffman had a meeting with Rod and Koren McGinnis on February 8, 2018. It was a very encouraging meeting, will be looking into logging the 120 acres of ILPOA further. Will be getting 3 bids for the survey, hope to have those 3 bids by the March board meeting to discuss. Three logging companies will be getting bid sheets from the ILPOA office to bid on the logging.
- Propane Contract
 - Request for Propane quote contracts will go out next week.

NEW BUSINESS

- Security to Feed Heater
 - Mary Beth will have roving patrol feed the maintenance wood stove once a night while it is cold. This way, maintenance doesn't have to come up in the middle of the night to put wood in the furnace.
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COMMITTEE REPORTS

OFFICE - Kalista

- Rental Docks
 - Dock Lottery is February 17, 2018 1:00pm at the community hall. Looking for volunteers to help with the lottery. Not many dock lottery applications sent in, Kalista will be sending an email out on Monday to remind everyone to turn them in by February 14th.
- Website
 - Not much more on website, still working on it.
- Open Staff Position
 - Still looking, hoping to have something moving in the next 30 days. In the next couple of months, will be looking for water patrol people.
- Workman's Comp Doctor
 - Policy or procedure on where to take employees when they get hurt on the job. Will be contacting Workman's Comp Insurance agent to find out more information. If an emergency, go to hospital.
- Plan to Turn Off Extra Prox Cards Not Paid For
 - Will go through list March 1st and deactivate the ones that are an annual fee, the extra ones that were purchased for family members.

BUILDING PERMITS - Richmond

- Update-
 - Phone calls coming in about building permit. Two permits issued in January, two closed out from December 2017. Getting a committee together to change some wording and other items in the building permit package.
- Denton
 - Need to modify the structure, Campbell made some recommendations to current structure but they haven't come back with the recommendation drawings yet. They made a small change but is still in

violation of the BUR. They keep calling it a boat house but it is more a storage shed. The storage shed needs to be 50 feet from water line. For it to be a boat house they need to be able to get a Jet Ski or boat in there from the water, this structure doesn't do that. New structure needs to be one structure not two. Will be sending letter with some suggestions to fix the structure.

LAKE, DAM & SPILLWAY - McLean

- Stocking
 - Found all the stocking records from past years. Will do stocking this year, sometime in the spring. Talking to some members to get options on what fish they would like us to stock.
- Blessing of Boats
 - Decided to use the same location in Cove 7 as last year, will talk to member to get permission. Lineup will be at 7:00pm and will start at 7:30pm. Father Rick has commented to do the blessing this year but will find a backup just in case.
- Goose Hunt
 - Goose hunt is over; three geese were killed during the hunt.

LEGAL - Campbell

- Delinquent Accounts
 - 12 members on the delinquent accounts list have already been turned over to the attorney.
- Nuisance Properties/Septic's Sheet
 - 1800 Lakeshore-The dock is cleaned up after 15 years.
 - 1545 Lakeshore-Still dealing with this through our lawyer.
 - 2072 Lakeshore- Behaving themselves right now, keeping an eye on them.
 - 2122 White Fawn- Had a conversation with him has junk all over yard and owes dues.
 - 759 Squaw- Has cars, trailers, and campers on property.
 - Will start writing and sending letters to members with nuisance properties then if no response, attorney will get involved.
- Trail Road Lawsuit
 - Member lawyer was sent a letter about a hearing on March 22nd on the Trail Road Lawsuit, ILPOA hasn't been sent anything yet on it.
- Bob Brunts
 - Kalista made a motion to make Robert Brunts a member not in good standing. Klein seconded that motion. Vote: Yes-7 No-0.

LAKE & INFRASTRUCTURE MAJOR REPAIR COMMITTEE- McLean and Christensen

- Tzinberg Update on BUR
 - HOA lawyer that Mark Miller and Mary Beth talked to last December. Trying to get a recommendation back from him, last week he has one more thing to track down and will keep back to us as soon as possible.
- Meeting Review
 - Special Member Meeting on Saturday February 10, 2018 from 9a.m. to 11a.m. McLean reviewed the powerpoint presentation that will be shown at the meeting. There was feedback from the board members to change somethings.
- Vote for Proxy's to put Cove 9 on Ballot
 - Christensen made a motion to approve putting the proxy on the ballot. Kalista seconded that motion. Vote: Yes-6 No-0.

ROADS/MAINTENANCE - Klein

- New Wood Furnace
 - New Wood Furnace has been installed and is in operation. This will reduce our operating costs (propane) since we have an unlimited supply of wood here at the Lake (Association Property) to operate furnace. \$3,000 for furnace and \$700 for the duct work. Funded by the Booster Club.
- New Carport
 - The new Carport funded by the Booster Club (Thanks Folks) has been erected and will be used to store various pieces of Maintenance Equipment out of the elements such as; snow plows, street sweeper attachment, rake for beach sand, auger (PTO from tractor), asphalt box spreader and other miscellaneous items.
- Will be sending out quotes for hauling cold mix, rock and salt. A couple of truckers are interested; maybe we can get a little better deal.
- Trees Beyond Spillway
 - Maintenance Crew has cut and removed most of the brush and small trees that has grown up among the rocks below the spillway.
- Going to try and insulate the ceiling in the maintenance shed, this will help the efficiency of the building. Need \$3,300 to do this, will ask Booster Club for the money.

RULES AND REGULATIONS

- Dates/Announcements
 - Proposed Rule and Regulation Change or addition sheets need to be submitted by May 1st. Then the committee will meet and discuss the proposed changes.

SECURITY - Huffman

- Gate Update
 - Exit gate is working great. Entrance gate not working right, DoorKing has come out several times and replaced some stuff. Have contract with All-Type Fence Company, looking at other companies for bids.
- Gate Committee Review
 - Phase III Update- Had a meeting on February 8, 2018, went over type 2 vendors. Will have recommendation for next board meeting on type 2 vendors. Contacted 98% of healthcare workers have a good scope on why they are coming into the community and a good idea on how they will get in when the gate is unmanned.
 - Directory Required at Member Lane- Looking into getting a taller call box for the member lane so big vendor trucks can call the member.
- New Camera/DVR/System
 - Putting new camera/DVR System on wish list for Booster Club to help us fund it.

MISCELLANEOUS

- Club News - Need Wish Lists
 - Booster - Nothing new
 - Ladies – Nothing new
 - Men's Club - Men paid for the cable for a year at the Community Hall. They will have the Cardinal opener at the Community Hall.

Motion to adjourn made by McLean and seconded by Christensen. Vote: Yes-5 No-0.

Donald Kalista

Donald Kalista, Corporate Secretary

February 9, 2018

Date