

INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.

BOARD MEETING-MINUTES

January 12, 2017; 1:00 pm

ROLL CALL

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

MEMBER FORUM

- John Lowery
 - John has a problem with healthcare workers having to call the member to get in and other vendors do not. John feels that some vendors get in without being written down and some get harassed getting in the community. McLean explained to Lowery that in Phase III of the gate, healthcare workers will be issued restricted access cards to get into the community. McLean said in about 60 to 90 days, he will have a procedure for healthcare workers. John feels that the policy needs to be the same for everyone, not certain people. Kalista asked John if he had specific examples (dates, times, etc.) so we could follow-up but he was unable to provide any specific details.

ORGANIZATIONAL MEETING

- Open Position- Swearing in of Koren McGinnis
 - Sworn in Koren McGinnis, she took over Scott Cason's position on the board.
 - Assistant Secretary- Lee Campbell indicated that Mary Beth Huffman would like to recommend McGinnis as Assistant Secretary. McLean seconded that nomination. Vote: Yes-6 No-0
 - Security Chair- Campbell made a motion to nominate Huffman as Security chair. Christensen seconded that motion. Vote: Yes-6 No-0. 1st vice chair is Christensen. 2nd chair is Campbell.

OFFICER REPORTS

PRESIDENT'S REPORT - Huffman

- Water Company Update
 - Subcontract Status- Sent the water company 10 invoices for road repairs that were done by the Maintenance guys. ILPOA expects to receive payments from the water company for the road repairs that were done within the next two weeks.
- PSC Update from Counsel
 - New billing rates will come out sometime in March or April. Counsel is not aware of the new rate structure.
- Upcoming Meetings
 - Board Meeting- February 9, 2018, March 9, 2018, 1:00pm at the Community Hall
 - Quarterly Meeting-January 13, 2018 9:00am at the Community Hall
 - Neighborhood Forum- January 13, 2018 10:30am- 12:30pm at the Community Hall
- Rule and Regulation Committee/Format
 - Huffman nominated McGinnis for Rule and Regulation Committee. Proposed changes need to be submitted by March 31st, 2018. The Committee will then discuss the proposed changes then they will be published for member feedback.
- Updated Rules/By-Laws and Building Permits
 - Have not been sent to Broshot, Campbell will coordinate with Michelle to make sure this is done.

SECRETARY'S REPORT - Kalista

- Kalista made a motion to approve the December board meeting minutes. McLean seconded that motion. Vote: Yes-5 No-0.
- Election
 - Policy Review Deadline- Reviewing current ILPOA policies to ensure they represent current business practices. Review will be completed in February with recommendations on changes discussed at March Business Meeting.
 - Special Election- Based upon feedback from Member Forums, ILPOA members want to move forward to address the Cove 9 bridge. Huffman will call for a special meeting next month to approve a special election.

TREASURER-Kueth

- Kalista made a motion to approve the December Financials. Campbell seconded that motion. Vote: Yes-5 No-0.
- External Audit- Worksheet Status
 - Going to review more on the policy. The external audit is posted on the website for the members to look over.
- Interest Rate Calculation
 - Possible solution has been identified and will tested after annual dues cut-off date
- Bank Signature Card
 - In the past, only officers can be check signers. Neither ILPOA policy or our bank restricts only officers can sign checks. We will have all 9 board members designated as signers to eliminate possible delays with bill payments and payroll processing. Kalista will be updating Policy #8, check signers for approval during February meeting.
- Budget
 - 2018 Budget was handed out for board members to review. This year we will not project anticipated income from donations and will account for donations as they are made. In addition, Dock Lease income will not be budget as remaining income after expenses is transferred into a restricted fund.
- Uniforms
 - Huffman wants to reduce ILPOA employee uniform cost in order to address projected budget gaps.

OLD BUSINESS

- Logging Update
 - No updated status
- Propane Contract
 - Klein is working on getting together Propane Contracts so we can bid out propane for the 2018-2019 year.

NEW BUSINESS

- Dogs at 2418 San Chez
 - Somebody thought dogs were abandoned. Sheriff Department came out and brought dog house and blankets for dogs. This is not an ILPOA issue to address, rather should be handled by local law enforcement.
- R&R Section 11, B Kennel Operations Conflict in Rule
 - The rule needs to be reviewed in order to provide better clarity. If necessary, rule change will be submitted for membership approval.

COMMITTEE REPORTS

OFFICE - Kalista

- Rental Docks
 - Dock lottery will be February 17, 2018 1:00pm at the Community Hall. Forums need to be into the office by February 14, 2018. The price this year for dock rental will be \$400.00. Notification will be emailed to all members and updated documents will be uploaded to our website.
- Smoke Signal Deadline
 - Smoke Signal articles are due into the office by the 15th of every month.
- Website
 - Temporary website is up and running with all critical documents posted. With new hosting company we are able to reduce the time it takes to communicate with our members via email, newsletters, etc. Will continue to improve the look and functionality of the website in the coming months.
- Open Staff Position
 - Position is still open. Looking for someone with accounting and website skills that can work 1-2 days per week.
- Review of Employee Handbook/Confidentiality Policy/Drug Testing
 - Goal to have this project done by the end of February.

BUILDING PERMITS - Richmond

- Update-
 - Nothing new the past couple of weeks but did receive calls from members preparing for projects. Some building permit forms have been updated and will be posted to the ILPOA website. Also, reviewing old issued building permit packets to contact member and determine if work is complete.
- Denton
 - Mrs. Denton contacted the office and wanted to contact board member about new structure drawings. Office gave her Richmond's phone number. Denton's need to comply with Building and Use Restrictions and fix building before giving deposit back.

LAKE, DAM & SPILLWAY - McLean

- Stocking
 - Timing, Species, Budget- Have not stocked the lake with fish since 2015. Going to stock lake this year and have some calls into some fish stocking companies. Per the Missouri Conservation, we will stock the lake with fish in the spring. Talking to some clubs to get volunteers to put in some structures in the lake to improve fish population. We will stock mostly catfish and some crappie.
- Blessing of Boats
 - Contacting the Catholic Church to get Father Rich to bless the boats this year. Blessing of the boats will be Sunday May 27th, 2018 at 7:30pm. Will try to get the same dock as we have used in the past for the event. More information will be available next board meeting.
- Goose Hunt
 - Nobody has been hunting. The ice on the lake has restricted hunter's access in order to be compliant with rules. Goose hunting continues to February 6th.

LEGAL - Campbell

- Accounts Receivable
 - Nothing has changed since December. Will see more changes April 1st when finance charges are applied.

- Delinquent Accounts
 - 12 members on the delinquent accounts list have already been turned over to the attorney.
- Nuisance Properties/Septic's Sheet
 - Huffman nominated McGinnis to take over nuisance properties. Nothing new to report on nuisance properties. Miller is getting ready to remove his dock out of the water.
- Trail Road Lawsuit
 - No updated status.
- Bob Brunts
 - Attorney writing up a request for judgement.
- Publishing Delinquent Accounts
 - Asked attorney his opinion on publishing delinquent accounts. He indicated we can post it or deliver the delinquent account information to members-only. In addition, if posted to website it will need to be password protected for member-only access. If we hand it out at the quarterly meeting, information provided should only include addresses and not member names.

MIP - McLean and Christensen

- New Committee-Volunteers (this and gate committee) Email
 - McLean is working on the email to members with Christensen and expect it to go out Monday or Tuesday next week.
- Tzinberg Update on BUR
 - Not much of an update right now. Has some opinions on the BUR sitting on his desk, hope to have something from him in the next week.
- Neighborhood Improvement District Act
 - Involves bonds in the county, not an option.
- Cove 9 Bridge/Engineer's Report
 - Need to have a special election to fund the Cove 9 Bridge based on the Engineer's report and member feedback. A presentation will be done before the next board meeting so the board can review a proposal for the special election.

ROADS/MAINTENANCE - Klein

- Addressing trees beyond spillway and culverts
- Klein wasn't present to discuss these items.

SECURITY - Huffman

- Gate Hardware Update
 - Installed a new vibration sensor at the exit gate. If there are no issues with the new sensor, the wires will be buried into the ground. The sensor detects vibration to open the gate. It was installed a couple of weeks ago, so far there hasn't been any problems.
- Back Gate Plan
 - Looking into putting spikes in to keep people from going in from the exit gate.
- Gate Committee Review
 - Phase III Update- Needing more volunteers to help with Phase III of the gate committee. Will be sending out an email to all members explaining Phase III. Vendors having been contacting board members on how to get in.
 - Directory Required at Member Lane- Received some bids on getting a second directory with card reader, for the member lane for vendors. It will cost about \$6,400.00 that includes installation and the materials.

This is a budget item so board doesn't need to vote on this, will communicate with members on why we are doing this.

- Suspension
 - Neidert - Sending her a letter to suspend her membership for letting people into the community with her card that are not her guest. She has been repeatedly told not to randomly let strangers into the gate but has failed to comply to the ILPOA Gate Policy.
 - Taylor - Brad was caught on tape breaking the arm at the entrance gate. We made a report with the Sheriff's Department and we have sent him a bill for the damage of the arm. Lee made a motion that we suspend his membership; make him a member not in good standing. Christensen seconded that motion. Vote: Yes-5 No-0.
- Charges for Broken Arms/Letters
 - Sending out letters and invoices to people that break the arm at the gate. There are two different invoices, one charge is if they come forward and the second charge is if we have to find them and get the police involved. There is a \$75.00 fee if we have to run the license plate number.
- Community Center Camera System
 - Nothing new
- New Camera/DVR/System
 - Purchased a new DVR for guard shack, the old one took a long time to find certain time and date. With new camera system, guards can look at footage from phones and board members can look at footage on computer at their house.
- Ice-Lake-Signs
 - Roving patrol caught some kids playing on ice on the lake. Roving patrol wanted to put signage up at all the Coves. We are not going to do that, no legal liability. May have Larry put something on the new sign about playing on the ice.

MISCELLANEOUS

- Club News - Need Wish Lists
 - Booster - Sign
 - Ladies - Ladies club paid for internet at the Community Hall for a year.
 - 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.
 - Security needs money to help fund the new camera system.

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

Donald Kalista

Donald Kalista, Corporate Secretary

February 9, 2018

Date