

# INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.

## BOARD MEETING-MINUTES

March 9, 2018; 1:00 pm

### ROLL CALL

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

### MEMBER FORUM

- Craig Denton
  - Craig Denton presented new drawings to change the structure of the building he built. Revised drawing incorporated changes to make it look like one structure. Richmond made a motion to ask Craig to modify his plans to add a doorway or opening on the lakeside of his current structure so there is access from the new through the old structure. Christensen seconded that motion. Vote: Yes- 4 No-3.

### OFFICER REPORTS

#### PRESIDENT'S REPORT - Huffman

- Water Company Update- Increase rates for water, \$50.90 for connection plus \$11.26/1,000 gallons used. Expect an increased interest in digging private wells. Discussed bringing the DNR to the next member meeting to educate member. Kalista to reach out to DNR regarding their participation.
  - Subcontract Status- Water Company has paid all invoices, except but one invoice still outstanding from Dec, Klein will look into this.
- Upcoming Meetings
  - Board Meeting- April 13, 2018, May 11, 2018 1:00pm at the Community Hall
  - Quarterly Meeting-April 14, 2018 9:00am at the Community Hall
- Wish List that was sent to the Clubs
  - Updated Video Equipment
  - New street signs to replace color faded signs
  - New ILPOA Office Computers
  - Wood Burning Furnace for Maintenance shed furnace & ductwork, already purchased in January 2018.
  - Insulate ceiling of maintenance shed, blown in insulation & plywood ceiling.
  - Guard rails for the west side of the dam at the bottom of the big hill.
- BOD- Key Initiatives for 2018
  - Cove 9 Bridge Assessment, Security Gate, BUR Updates, Communication and Enforcing Rules & Regulations.
- Special Members
  - Recognized Bob Grady for the work he continues to do for our community.
  - Kalista to develop Thank You Letter for members who send in donations above and beyond their annual dues.
- Community Work
  - Received request to have 14-year-old to work at ILPOA to help complete their community service requirement. Board agreed that due to supervision requirements and insurance concerns we would not be able to assist with this request.

## **SECRETARY'S REPORT - Kalista**

- Campbell made a motion to accept the February meeting minutes. Christensen seconded that motion. Vote: Yes-6 No-0.
- Election
  - Policy Review- Kalista still working on the election policies.

## **TREASURER-Kueth**

- McLean made a motion to approve the financials as presented in this meeting. Campbell seconded that motion. Vote: Yes- 6 No-0.
- External Audit- Worksheet Status
  - Kean Company recommendation from audit 2017 worksheet, Kueth has requested a lower threshold for capitalization on equipment. The advantage to having a higher capitalization threshold is to reduce the labor requirement for the auditing/tracking of assets.
- Interest Rate Calculation
  - Working on this with accountant.

## **OLD BUSINESS**

- Logging Update
  - Enclosed is a sheet of 2 surveyor bids for possible logging. Three survey areas; 71 acres by Cove 7 and 6, 40 acres by the Dam and Lots 1722-1739 by Cove 6. Will communicate the surveyor cost in the April member meeting. Kalista made a motion that we move forward with the survey and survey all the acres with Mueller as the surveyor. McLean seconded that motion. Vote: Yes-6 No-0
- Propane Contract
  - Still have contract with MFA until April 30<sup>th</sup> 2018. May 1<sup>st</sup>, 2018 will get bid contracts out to other propane companies.

## **COMMITTEE REPORTS**

### **OFFICE - Kalista**

- Rental Docks
  - Moving forward at the end of March with dues being paid for the dock rental. As of today, 32 docks have been rented. Will send out an email next month to the members letting them know what docks are left to rent out.
- Open Staff Position
  - Contacted people that sent in resumes from indeed.com, getting nothing back. Everyone wants full time work, will be putting an ad in the Cuba Free Press again along with hiring a Water Patrol person. Will be contacting Larry Eberle to post the open staff positions on the digital sign.
- Employee Handbook-remaining items
  - Kalista is still working on items to update the employee handbook.

## **BUILDING PERMITS - Richmond**

- Update-
  - Language needs to be tightened up in building permits.

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

- Bringing the lake to full pool
  - Boards replaced the week of February 12. Boards are removed around the first week of November and inserted around the first week of March. This is done to reduce the lake by 12 inches to minimize potential flooding risks at the Spillway. This also minimizes icing on our Spillway. The timing of removing and replacing boards is at the discretion of the lake and maintenance committee chairs.
- Blessing of the Boats
  - All parties confirmed Sunday, May 28 at 7:15 pm, with a start time of 7:30pm.
  - Father Rich is confirmed along with using Steve and Kathy Gore dock.
- Fishing Forum
  - March 19 at the Community Hall from 6:00 pm to 7:30pm. Will discuss fish stocking, Cove 1 parking, and Slot limits/catch limit.
  - Reviews of rules and regulations- speed limit of 40mph, no wake times, boats have to have stickers on them with the lot numbers.
- Fish Stocking
  - Fish stocking will be scheduled after forum for middle of April
  - Consulting with Missouri Department of Conservation and fish farms on what kind of fish to stock. Compiled the last 20 years of fish that have been put into the lake and have provided lists to both parties prior to recommendations. Will get member input on the 19<sup>th</sup> but ultimately the lake chair will make a decision based on input from all three parties.
- Cove 1 boat ramp
  - Members continue to complain about large hole in middle of the ramp about 4 feet under. Will get with maintenance chair and discuss how to fix the cove 1 parking lot and ramp.

## **LEGAL - Campbell**

- Accounts receivable
  - Will have the updated list next board meeting
- Delinquent Accounts
  - Nothing new this meeting. Bought Smith's lots at the Sheriff sales.
- 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 be sending a letter.
  - 233 Dogwood- Complaints of someone living in a camper on the property, trash and debris all over property. Will be sending them a letter.
  - 1131 Pawnee- Trash, debris all over property, abandoned cars in yard. Will be sending member a nuisance property letter.
  - 2461 San Chez, 868 Lakeshore, and 1723 Lakeshore is on the Crawford's monitor list for septic systems.

- Trail Road Lawsuit
  - Nothing new waiting on an update for new court date.
- Brunts- Attorney is still working on the judgment.
  - Stuckey- The last rain storm we had, Stuckey's son hit the dam gate when the dam was closed. Called the police and made a report, Klein will get together an invoice to send her. She has already turned it into her insurance company.
- ILPOA lots for sale
  - Would like to research on how to get lots sold faster, to people interested in building houses on them. Could hold money in escrow and refund to member once house is built within a certain amount of time from the purchase of the lot. Will research further.

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

- Review of meeting
  - LIMR meeting March 3, 2018 summary and progress to date. Ballot language, assessment and ballot format changes.
  - Meeting well attended and members were engaged. Spent most of the time on ballot language and assessments and made strong progress on both.
  - First ballot language draft presented to the group had three votes attached.
    1. Do you support the bridge?
    2. Do you support the BOD spending \$xxx.xx but not to exceed \$xxx,xx on the bridge?
    3. Do you support the following assessment method?
  - Committee made the decision to combine the first and second questions and make it a 2 part question ballot. The committee is working on rewording the ballot and getting it finalized by the next board meeting.
  - Discussed assessment methods to date. Committee proposes assessing the same amount as membership dues up to three (3) years, due in September..
- Ballot Format Changes
  - Discussed the following categories in the benefit that the data would provide to the LIMR committee moving forward.
    1. Lakefront vs. non-lakefront property
    2. Part-time vs. full-time owners
    3. Developed lots vs. undeveloped lot owners
    4. Multi-lots vs. single lot owners
  - Member offered a great suggestion that we should look at implementing this on the ballot. Instead of colored paper or dots we use the following category identifier. Create a key with each method listed and assigned a letter to each member representative of their category
    1. Lakefront/non-lakefront (A or B)
    2. Part-time/full-time (C or D)
    3. Developed/undeveloped lot (E or F)
  - If members have not paid their dues by March 31, 2018, the member will not be able to vote on this special election.
  - Committee meeting April 7<sup>th</sup> at the community hall to finalize ballot language and assessment by member.
  - Next steps- Create FAQ/summary one pager, sort data for ballot mailing by category, and finalize ballot language. LIMR upcoming events- teleconference call on March 13 & April 3.

## **ROADS/MAINTENANCE - Klein**

- Road and pot hole filling to resume when weather allows
- Depending on the weather and how much water is in the ditches, maintenance will be cleaning out culverts next week. There are three addresses that culverts need to be fixed, 528 Lakeside, 1875 Lakeshore and 1350 lakeshore.
- Carport is up and put some equipment under there to store them.
- Asking the booster club to fund the new ceiling in the maintenance shed. Put up plywood ceiling, there was Styrofoam insulation which is a fire hazard.
- An issue with the loop detectors in the member side at the gate. The loop wire is showing, will put sand down around the wire and put a plywood sheet on top of it.
- Will fix Dam gate sometime next week.

## **RULES AND REGULATIONS**

- Committee
  - Some far there are 2 submissions for Rule and Regulation and By-Law changes. Jeremy Huguet, Jim Rothberg and Sue Forsman would like to be on the Rules and Regulations committee.

## **SECURITY - Huffman**

- Gate Update
  - Gate people fixed and replaced some items, still didn't fix the problem. Gate guards have been documenting failures.
- Gate Committee Review
  - Phase III progress and update- Type I vendors have been active with their cards for over 30 days and have no issues. Type II vendors are currently being discussed amongst the committee and guidelines are being established. Type II vendors are required to complete the vendor application and are required to pay \$25 per card if approved by the committee.
  - Vendors must compete provide a business ID/tax ID or Social Security number to be considered for a card. Vendors must provide 3-member references in order to be considered for a card.
  - Continued challenges- Dealing with large general contractors (Britton) and handling their subcontractors. Vendors not providing enough information on application to make good decisions. Reworking vendor form with stronger language to see if it helps.
- Second directory to be installed at member lane. When sliding gate issues worked out & second directory installed, we will have no guards at entrance.
- New Camera/DVR/System
  - Need to buy wires to install the camera as soon as possible. Maintenance needs to run a wire from the office to the guard shack.
- Incidents
  - Had an incident at a rental house a couple of weeks ago. Police came out to handle the situation.

## 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. They will have the Cardinal opener at the Community Hall. April 5<sup>th</sup>.

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

Donald Kalista

Donald Kalista, Corporate Secretary

April 2, 2018

Date