

INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING-MINUTES
June 8, 2018; 1:00 pm

ROLL CALL

- PRESENT: Mary Beth Huffman, Wayne Kuethe, Mark McLean, Tommy Boyer, John Richmond, Lee Campbell, Koren McGinnis and Don Kalista. Others present.
- ABSENT: Robert Christensen
- Swearing in of New Board Member
 - Tommy Boyer was sworn in as a new board member replacing Bob Klein who resigned from the board.

OFFICER REPORTS

PRESIDENT'S REPORT - Huffman

- Water Company
 - Incident of water company emergency closing the road due to water main break. Member approached the cones, etc, threw them out of his way, cursed, carried on to the road crew and then actually bumped them out of the way with his car. Huffman advised them to call the police in a situation such as this.
- Upcoming Meetings
 - Board Meeting- July 13, 2018 and August 10, 2018 @ 6:00pm at the Community Hall
 - Quarterly Meeting-July 14, 2018 9:00am at the Community Hall
 - Change Time- McLean made a motion that we move the monthly board meeting from 1:00pm to 6:00pm the second Friday of every month. Kalista seconded that motion. Vote: Yes-7 No-0
- Wish List that was sent to the Clubs
 - Board members send Huffman your wish list so she can give it to the Booster club for payment.
- Committee to find candidates
 - Huffman and McLean have been actively seeking new board members to run. Please make us aware of any potential candidates. There are currently are four positions open.
- Mary Beth Huffman on vacation June 15-25. Board members needs to split up the job duties when Huffman is on vacation.
 - Coordination of Board Members-Kalista
 - Septic coordination with Crawford County-Campbell
 - Vendor coordination- McLean
 - Timecard approval and invoices-Campbell
 - Community Hall coordination and Smoke Signal communication- Kalista
 - Dealing with phone calls from members- all board members, calls need to be transferred to the appropriate Board members.

SECRETARY'S REPORT - Kalista

- Kalista made a motion to accept the meeting minutes that is provided to you. Campbell seconded that motion. Vote: Yes-7 No-0
- Election-Cove 9 Bridge Download
 - 8 volunteers for the election, everything went smoothly. Kathy Kamper, the lead person on the election, did a very good job.

TREASURER-Kuethe

- Campbell made a motion to we accept the financials as written. Kalista seconded that motion. Vote: Yes-7 No-0
- CD's
 - On May 23, 2018 the following CDs at Bank of Sullivan matured. All four were for an eleven-month term at the rate of 1.25%
 - CD # 104560- \$25,435.62
 - CD # 104561- \$25,435.62
 - CD # 104561 \$25,435.62
 - CD # 104563 \$28,483.79
 - Per the Board instruction (based on independent audit) at the May 2018 Board Meeting the CDs were cashed and moved to First Community National Bank in Cuba. The money from the four CDs were deposited into their CDARS program. The CDARS program distributes the invested funds across CDs in numerous banks such that all funds are FDIC insured within current institutional cap limits. The first two CDs listed above were invested as a 26-week CD at a rate of 1.835. The third and fourth CDs were invested at 52-week CD at a rate of 2.06%. The plan is to reinvest the 26-week CDs for 52 weeks at is maturity (November 2018). We will reinvest as the Board determines at the time they mature.
 - \$50,871.24 1.83% rate, 26-week term, Maturity date November 2018
 - \$53,919.41, 2.06% rate, 52-week term, maturity date May 2019
 - 4 more board members need to go to FCNB and sign for the CDs.
- Internal Audit
 - On June 8, 2018, John Richmond did an Internal Audit at the office. The Audit was good, all answers were answered, the Audit passed.
- Policy's-Vote
 - Captial Asset Policy- Campbell made a motion that we accept the policy as written by Christensen. Boyer seconded that motion.
 - HR Policy- Kalista made a motion to approve the policy as written. Campbell seconded that motion.

OLD BUSINESS

- Logging Update
 - June 29th- Mueller will have survey complete
 - July 13th Board Meeting will review bid packet for contractors
 - July 17th- Mail bid to contractors
 - July 24th-Site visit with the contractors
 - August 8th-Bids are due
 - August 10th- BOD will interview contractors
 - August 14th- Will award a contractor for work
 - September 10th- Contractors can begin work.

NEW BUSINESS

- Goose Poop
 - Goose poop on the beach isn't getting cleaned up. Maintenance rakes the beach every other Friday, but it comes back within a few days. Last year, Huffman and some other volunteers cleaned the beach and the members that use it didn't help. Until we get volunteers to clean the beach, maintenance will still rack the beach every other Friday. Members are complaining about it but they are not helping to keep the beach clean. Boyer is going to be the lead person on getting volunteers to help clean the beach.

COMMITTEE REPORTS

OFFICE - Kalista

- Open Staff Position
 - Candidate identified for our part time position with prior experience as a Financial Secretary with extensive QuickBooks, Budgeting and Administrative experience. Kalista interviewed the candidate and they submitted their application for employment. Candidate indicated they are willing to work two days per week, working every other Saturday and could fill-in for Michelle if she is sick or taking a vacation. Candidate is moving into the Community and will be building a home. Candidate name Beverly Campbell.
- Office Schedule
 - Will continue current office schedule through June which provides for 9am-2pm Saturday hours. When we are full staffed we will consider the potential of a Friday 11am-7pm shift on holiday weekends.
- Employee Handbook-Remaining items
 - More Policies for next board meeting.

BUILDING PERMITS - Richmond

- Update
 - 20 new wells being put in by members. Going to update the Building Permit packet on the website.
- Building Permit Packet-Revised to get submitted to Crawford
 - Will send this to Crawford as soon as possible.
- Denton Reinstatement
 - Richmond examined the structure in question and found it to comply with Board wishes for modifications. When Secretary of the Board receives a written note from the Dentons asking for reinstatement as Members-in-good-standing, shall should Board Members agree? Richmond made a motion that the Dentons be reinstated. Seconded by email from Kuethe-yes, McLean-yes, Campbell-yes, Huffman-yes, Kalista-yes, McGinnis-yes, and Richmond-yes.
- Wells
 - Sent correspondence to members that wells potentially hurt neighbor's ability for septic systems. Although Broshot sent us a letter that he didn't feel we could approve or disapprove as well based on our documents. Spoke to him about culture of first come first serve and did we have any responsibility in it. He will research. Will need a By-Law change to be able to change the building permit language. Richmond, Huffman and Kuethe had a meeting with DNR, Crawford County and Well drillers on June 8, 2018. Meeting went well with DNR and Crawford County, they can't enforce more than the county or state requires. We need to be more restricted in our building permit techniques. The water company wants the board to stop members from putting in wells, which the board cannot authorize.

LAKE, DAM & SPILLWAY - McLean

- Blessing of the Boats
 - Best-dressed boat gift certificate-Winner Donald & Cynthia DuBois
- Fish Stocking
 - Complete for 2018
 - 725 pounds-bait fish (Shiners & Fathead minnows)

- 1500 Crappie
- 2500 Large Mouth Bass
- Cove 1 Project update
 - Need to have maintenance spray weed/grass killer on new gravel-maintenance action item
 - Additional gravel needed that maintenance will be handling. Maintenance stated they have extra gravel and would put in Cove 1 and let me know.
- Water Testing
 - Test was good and no concern with water quality, see June Smoke Signal
- Lake patrol boat
 - We need to start preparing now for the eventual replacement of the one lake patrol boat that is still working.
 - Repeatedly stalling due to fuel or air shortage
 - It is my opinion that sinking money into this motor would be throwing bad money after bad money.
 - A replacement motor would cost an estimated \$5000 versus a new used boat estimated at \$3500.

LEGAL - Campbell

- Accounts receivable
 - As of June 2, 2018, \$65, 637.58 back dues are owed to the Association
- Delinquent Accounts
 - Sent Linda Gilles, John Welsh, Terry Lager, Craig Lindemann, Elmer Jopling to Broshot for collections.
- 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. 2nd letter was sent, haven't heard anything back.
 - 158 Hickory- Abandoned cars, 1st letter sent, haven't heard anything back, will be sending 2nd letter.
 - 1715 Lakeshore- Looks abandoned, half the siding off the house, owes dues of \$1,828.99. 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.
 - 1874 Lakeshore- on Crawford's monitor list for septic system.
- Paula Rhoades
 - She continues to pay us monthly payments but they don't even cover interest. Not sending to legal as she continues to make payments.
- Trail Road Lawsuit
 - Nothing new on this right now.
- Bob Brunts Gate Repair
 - Accepting Bob Brunts counter offer of \$550.16 for damages to spillway gate after reviewing the circumstances of the repair, have told Broshot to put legal actions on hold.
- Breese-Lien
 - We received a judgment on 4/11 but they have not paid. We filed for a lien on the property but we are in 2nd position. Campbell made a motion we have Broshot put a lien on the property and force a Sheriff's sale if they don't pay their judgment. Kalista seconded that motion. Vote: Yes-5 No-1.

LAKE & INFRASTRUCTURE MAJOR REPAIR COMMITTEE- McLean and Christensen

- Results
 - Ballots have been certified audited and sent out on May 2nd and returned on May 30th
 - Results authorizing board to replace bridge-67% in favor of replacing the bridge
 - Results for special assessment to be levied-64.7% in favor of special assessment for bridge project.
 - Summary- members would like the bridge replaced but don't agree on assessment method with a required 67% majority vote.
- Date Collection
 - Data from ballots will need to be reviewed and analyzed. We should all pitch in as a board we will be able to get through this pretty quickly and start to understand how votes are coming in by category.
 - We need to set a date to go through the data entry into access and compile survey results. Sometime in July, go through all surveys and put into the data base. How to communicate to members, surveys go to board members for review, comments on website. Kalista will help with surveys.
- Next Steps
 - Will put the bridge up for vote again in the fall of 2018
 - LIMR committee will schedule a conference call in late June or early July with compiled survey information to decide next steps.
- Dredging
 - McLean will be receiving a bid and survey results from American Sport Fishery and dredging company in the next 30 days.
 - Once we receive a bid we will decide how to move forward with dredging project.

ROADS/MAINTENANCE - Richmond

- Update of Bridge Band Aids
 - Previously repaired subsidence at eastern end of bridge, will be asphalted very soon to cap the depression that is starting to appear again.
- Blue Trucks
 - Blue truck needed power steering pump. Was repaired by Matt, so parts only were about \$160.00. Red truck may need a new radiator, looking into trying to find someone to fix it the cheapest. Maintenance is trying to keep up with grass cutting.
- Culverts
 - What is Association liability when ditches cause some floods or erosion of another member's property? After the offending Member has been given 30 days to remedy the situation. (see R&R Sec. 26 Culverts and Drainage Ditches). Members are responsible for their culverts and ditches.
- Buoys
 - Buoys were placed properly in front of coves and debris as reported was removed from the relief valve/gate. We have a buoy bandit, someone is going around and moving the buoys around the lake.

RULES AND REGULATIONS

- Committee/Rule Changes
 - No more submissions on proposed changes. The deadline to get the propose changes in is June 30th, 2018.

SECURITY - Huffman

- Gate Update All Type/DoorKing
 - Have sent a letter to All-Type Fence, certify the gate is working, replace the gate, and refund our money for gate. We are going to turn over to Broshot for correspondence to All Type. We are going to ask for all of our money back, the arms aren't working and the exit gate is not working. DoorKing has come out many times and they don't know why it is not working.
- New Camera/DVR/System
 - New camera's are ready to go up, Sanderson is going to help put up the cameras.
- Roving/Gate/Water Patrol Plans for Summer
 - Water Patrol being handled by Kathy and Ryan. Gate by Mackinzie and Cj. Roving by Bobby and Kathy. There will be gate guards on Saturday and Sunday from 10am-3pm.
- Changes to Gate Policy
 - Need to come up with a committee of members to make changes to the gate policy.
- Incidents:
 - A stolen vehicle was reported abandoned in the woods between the Dam and Trail Road. Working with Crawford County.
 - The mail carrier was observed driving erratically and passed out. Any member issues to be reported to Cuba Post Master Dion.
 - Memorial weekend was extremely busy. Looking at manning the gate/Saturday and Sunday during Summer between 10-3 to handle busy times, watch the traffic and adjust if necessary.

MISCELLANEOUS

- Club News –
 - Booster - Family Reunion June 16, 2018. The fishing club and McLean will have a both there.
 - Ladies – Chili Cook Off is schedule in September
 - Men's Club – Pancake breakfast wasn't a very good turnout. The next one is scheduled for July 1, 8am-11am.

Motion to adjourn made by Campbell and seconded by McLean Vote: Yes-7 No-0.

Donald Kalista

Donald Kalista, Corporate Secretary

July 9, 2018

Date