

INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.

BOARD MEETING-MINUTES

May 11, 2018; 1:00 pm

ROLL CALL

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

MEMBER FORUM

- Bob Brown
 - Bob came by the office on Saturday and the office was closed and closed on Monday. Came into office in late April to pay dues and was told he can't be on the board because he didn't pay his dues by March 1st. Board told him that there is other options to pay dues, mail slot in door and mailing them in.
- Dale Brunts
 - Has an issue with a member using a rifle inside of Indian Hills, it was a pellet gun. Dale states that the pellet hit his window and broke it, was advised to call the Sheriff's Department. He is upset because member is putting his property and his family in jeopardy, that is why he went to social media. Wants to know if this hunt was board associated. Dale said that who ever was part of the hunt will get a warrant from the Sheriff's office, for property damage to his property. He thinks Campbell was part of the hunting, he would like Campbell to resign from the board for misconduct. The only thing the board can do is make sure the members are following the Rules and Regulations. The window broken is between Dale and the member that shot the pellet gun. Wants his window repaired.

OFFICER REPORTS

PRESIDENT'S REPORT - Huffman

- Water Company Update- Water Company hasn't requested any patch work to be done. They are doing the patch work themselves.
- Upcoming Meetings
 - Board Meeting- June 8 and July 13, 2018 @ 1:00pm at the Community Hall
 - Quarterly Meeting-July 14, 2018 9:00am at the Community Hall
- Wish List that was sent to the Clubs
 - Still looking into an estimate for the guard rails at the Dam. Still adding things to the wish list for the clubs.
- Election Committee
 - Kathy Kamper is the lead person for the Cove 9 election. Need to discuss what the committee needs to do for the election. Also, needing volunteers for the Cove 9 election. Will discuss next board meeting more about the data results from the election.
- Rules and Regulations
 - Huffman propose that we put off the Rules and Regulations deadline until June 30, 2018.
- Committee to find candidates
 - The fall election, there will be five board positions open. The current board needs to go out and recruit good members to run for the board. Need to make some changes to the board meeting so more members will run for the board. Need to get the board meeting down to a couple of hours, changing the meeting times. Dicussing getting agendas from each board member and have them email questions to those board members.

SECRETARY'S REPORT - Kalista

- Kalista made a motion to accept the board meeting minutes as written. Campbell seconded that motion. Vote: Yes-7 No-0

TREASURER-Kuethe

- Kuethe made a motion to accept the treasurer's report as submitted. Kalista seconded that motion. Vote: Yes-7 No-0.
- CD's
 - Kuethe has a proposal for the Auditors comment on too much money invested in one bank. There are four CD's that are coming due May 23rd 103,600. Went to the bank to discuss the CD's and they said we need to be in a CDARS, Smart Cash Management system. The interest rates through CDARS are much better. Lee made a motion that we reinvest two CD's when they come due in a 26 week CD in the CDARS program and two in a 52 week program through First Community National Bank. The CD's we are moving are account numbers 104560, 104561, 104563, and 104562. Christensen seconded that motion. Vote: Yes-7 No-0.
- External Audit- Worksheet Status
 - Changed the record retention and changed the dollar amount for the assets to \$5,00.00. Christensen will send out a final draft for the external audit worksheet.

OLD BUSINESS

- Logging Update
 - Received an email from member interested in buying the 70 acres. The member gave us a market analysis sheet on property prices, people are paying between \$1800 and \$2600 for property around this area. If anyone is interested in buying ILPOA common ground, we have to have two member meetings. It is up to the members to decide to sale. Discuss the pros and cons of selling the property, what does the member going to do with the property when they purchase it. Not ready to sale right now.

NEW BUSINESS

- Special Assessments/BUR
 - Discuss putting the BUR on this years voter ballot? If so, what does that look like, if bridge assessment doesn't pass, what is the next step? In an effort to continue to find creative ways to fund our budget should we be thinking about introducing for the fall vote? Looking into overloading the ballot with special assessments. If more money isn't being brought in, more things will be cut. Need to figure out how to make money for salaries, it is hard to get roving patrol, water patrol and office people.

COMMITTEE REPORTS

OFFICE - Kalista

- Open Staff Position/Roving Patrol/Water Patrol
 - Received two applications for office position, only one is worth talking too. Can't afford to pay other person for the office, might have to cut office hours.
- New computer funded by Ladies Aux
 - Ladies Aux. will be purchasing a new computer for the office in August, during the tax free weekend.

BUILDING PERMITS - Richmond

- Update
 - 17 permits were submitted in April. 11 wells, 1 garage, 1 walk bridge, 1 septic system, 2 culverts and 1 retaining wall.
- Building Permit Packet
 - Changed some wording and dates on the building packet. On ILPOA building code sheet, added E. Rules and Regulations Sec. 27 regarding outdoor construction noise. Added A. to Section 9. Boathouses- a boathouse is a covered structure extending out into the lake, and enclosed on a minimum of 3 sides. The open (lake) side is where lakewater and water craft enters the structure. The structure must be supported by footings and either concrete block or poured wall construction, at least up to the deck level.
- Wells
 - May have to bring in the DNR and/or Crawford County Health Department about protecting ourselves against a well being put in and the other member will not be able to build or not being able to put new septic system in.

LAKE, DAM & SPILLWAY - McLean

- 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.
 - Honoring our Indian Hills troops
 - Best-dressed boat gift certificate
- Fish Stocking
 - Baitfish and crappie coming on May 16th
 - Largemouth bass coming on May 22nd. Members can not fish when we stock the lake.
- Cove 1 Project update
 - Parking lot has been extended
 - Debris has been removed
 - Signage has been ordered
 - Drainage culvert to fix washout scheduled
 - Additional gravel needed that maintenance will be handling.
- Water Testing
 - Testing the lake water on April 24th, it was the best water testing that we have ever had. Tested the swim area, e-coli was down way below what it was last year.

LEGAL - Campbell

- Accounts receivable
 - As of May 2nd, \$70,000 back dues are owed to the Association.
- Delinquent Accounts
 - Nothing new with delinquent accounts.
- 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. 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.
- Brunts- Attorney is drafting petition to go after him for the Dam gate damage.
 - Stuckey- Received payment for the Dam gate damage.
- ILPOA lots for sale
 - Proposal of selling the lots at \$10,000.00 and setting aside \$7500.00 to give back to members when they build on the lot and finishing the house in 12 months. Lee made a motion that we continue listing our lots at \$10,00.00 but we put forth a incentive that the buyer can get back 75% of the purchase price if they build a substantially complete at least a 900 square foot house within 12 month of closing. Christensen seconded that motion. Vote: Yes-7 No-0. Huffman and Richmond will come up with the verbal on the meaning of substantially complete.

LAKE & INFRASTRUCTURE MAJOR REPAIR COMMITTEE- McLean and Christensen

- Update of Cove 9 Bridge
 - Ballots have been certified, audited and sent out on May 2. The ballots need to be in the P.O. Box by May 30th.
 - Data from ballots will need to be sifte through and compiled. McLean believes if we 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.
 - Surveys- we will need to come up with a method to capture the survey data to be used for future projects and community needs.
- Depending on the votes will dictate next steps for LIMR committee.
 - Yes vote- the committee would start to develop RFPs for engineering firms to design a bridge and create venues for member input on designs.
 - No vote- the committee will use the surveys to gain knowledge on what would be most supported for next project.

ROADS/MAINTENANCE - Richmond

- Update of Bridge Band Aids
 - Tempopary repaired the bridge until assessment passes. Filled the hole up with rock, concrete not an option.
- Chair/Vice Chair positions
 - Huffman made a motion to nominate John Richmond to take over Maintenance. Christensen seconded that motion. Richmond accepted the nomination. Huffman would like to nominate McGinnis as co-chair of maintenance. Richmond seconded that nomination. McGinnis accepted that position.
- Culverts
 - The northern gravel road at the entrance needs a culvert underneath. When it rains, it washes out from the steep hill. Maintenance is planning on putting a culvert in.
- Other Items

- Red truck needs new radiator, cost about \$1,500.00, this is with installation. Going to put this on the wish list for the clubs.

RULES AND REGULATIONS

- Committee/Rule Changes
 - Proposed By-Laws and Rules and Regulation changes has a new due date of July 1, 2018.

SECURITY - Huffman

- Gate Update All Type/DoorKing
 - Phil from DoorKing discussed updates with the gate. Works just fine when Phil and Brad watch the gate for a few hours. There are still people that do not know how to work the gate. When the board feels comfortable, will have the gate closed. Phil recommends leaving gate open during the day, this will help traffic flow. Phil doesn't know what is wrong with the gate, he has replaced all equipment that is suspect. Recommend closing the gate a few hours a day and watch it. On some cell phones, members might have to press 9 twice for it to work. Phil also mentioned that the gate is turning people away that doesn't belong here, people that don't know members. Going to try and bring down super techs from California, maybe they can find out why the gate isn't working.
- Gate Committee Review
 - Phase III Update-More vendors are filling out vendor forms and turning them in.
 - New Layout- Working on the new layout for entrance and exit gate.
- New Camera/DVR/System
 - Most of the equipment came in, just waiting on the Camera's. Waiting for two more poles to go up by the entrance.
- Changes to Gate Policy
 - Changing the language for renters in our gate policy.

MISCELLANEOUS

- Club News – Hall cleaning- Ladies club hired Kathy to clean the hall.
 - Booster - Jam Session Saturday May 12, 2018. Family Reunion June 16, 2018
 - Ladies – Chili Cook Off is schedule in September
 - Men's Club – Pancake breakfast is May 27 8am-11am.
- Communicaton
 - Has been a very bad week with the post on ND and FB. What should the board do? We should just keep on doing what we have been doing. Only putting informational stuff on social media.

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

Donald Kalista

Donald Kalista, Corporate Secretary

April 2, 2018

Date

