

INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEETING-MINUTES
July 13, 2018; 6:00 pm

ROLL CALL

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

OFFICER REPORTS

PRESIDENT'S REPORT - Huffman

- Upcoming Meetings
 - Board Meeting- August 10, 2018 and September 14, 2018 @ 6:00pm at the Community Hall
 - Quarterly Meeting-July 14, 2018 9:00am at the Community Hall
- Candidates
 - Four Positions Open- Huffman, Kuethe, Boyer, McGinnis. Applications due to Office on Friday, September 7 at 4pm. The application will be put in the Smoke Signal and members can come into the office and get an application.
- Water Company
 - Water Company had an incident with member in dump truck driving fast and putting the water company guys in danger. The water company was advised to call the Sheriff's Department.

SECRETARY'S REPORT - Kalista

- Kalista made a motion to accept the June meeting minutes. McLean Seconded that motion. Vote: Yes-5 No-0

TREASURER- Kuethe

- Kalista made a motion to accept the Financial reports from Kuethe. Christensen seconded that motion. Vote: Yes-5 No-0.
- External Audit Worksheet is Complete.
- CD due 07/19/2018, motion to move \$110,398.16 to CDARS.
 - Christensen made a motion that we move \$111,054.20 CD to the CDARS program to FCNB. McLean seconded that motion. Vote: Yes-5 No-0.

OLD BUSINESS

- Logging –Surveyor Insurance/Proceeds/etc
 - Insurance concerns to be worked out with the surveyor. Bill Brummitt has agreed to help us with the day to day operations of the logging. Proceeds to be used for shortfalls in the budget.
- Uniforms
 - Policy reviewed. No changes to uniform policy at this time.

NEW BUSINESS

- ILPOA Boats
 - We have three boats and only one is running and it is limping by right now. Not worth putting money into them, it would be cheap to purchase a good used one. Maintenance needs more of a Pontoon boat because they put buoys out on the lake. Security boat doesn't idle, it shuts off when they idle. Maybe put in the Smoke Signal, needing new security boat or take donations for security boat.

COMMITTEE REPORTS

OFFICE - Kalista

- Office Staff Addition:
 - Beverley Campbell has started working at the ILPOA Office and will continue to shadow Michelle for 1-2 weeks before we revise our office schedule.
 - Michelle has done an exceptional job during our staffing shortage and even proposed schedule changes to meet the needs of our members.
- Employee Handbook-remaining items and PTO (use it or lose it add to policy?)
 - Starting drafting the new PTO policy for the handbook. The current PTO policy is letting the employee roll over PTO into the next year. Our budget can't handle PTO that has been rolled over for many years. Employees need to take time off, that is why they get PTO. For example, only 80 hours will be rolled over into the next year, but they have 6 months to use it or they lose it.
- Add a camera to office
 - After the last week, looking into getting a camera in the office.

BUILDING PERMITS - Richmond

- Update
 - Update on all permits issued during June.
- Building Permit Packet-Revised to get submitted to Crawford
 - All previously approved wording updated and ready for Michelle to forward to Broshot, then on to Crawford County.
- Wells-sharing
 - Three members have asked the Association if they can share a well across the street. The pros and cons were discussed. Christensen motioned that we do not accept sharing of any utilities across ILPOA property, common ground and roads. Kalista seconded that motion. Vote: Yes-4, No-1.

LAKE, DAM & SPILLWAY - McLean

- Second Testing Scheduled for August
 - Will be scheduling second bi-annual water test for August. Same locations as previously tested earlier in the year.
- Fishing Club Cove 9 Reface
 - Will be working with the fishing club to see if we can raise donations to tackle a Cove 9 reface this fall. Refacing Coves is putting new gravel down, fixing potholes, make parking lot a little bigger. Looking at getting donations for this project.

- Missouri Conservation
 - Mary Beth, Bill and McLean met with Missouri conservation representative for about two hours last week discussing the following topics.
 - Discussed the Deepwater brush pile construction that we did this February at Missouri Conservation's recommendations.
 - Missouri Conservation recommends that we continue with brush pile construction but in 4 to 6 feet of water instead of the 14 feet we focused on this winter.
- Fish stocking and record keeping
 - Missouri Conservation acknowledged our stocking summary file for the last 20 years that we compiled this year. Based on that file we followed, their recommendation this spring with Crappie, largemouth bass, and a significant bait stock.
 - Missouri Conservation strongly encouraged us to keep detailed fish catch records starting immediately. We will work with the local fishermen to start to compiling catch records.
- Aquatic Plants/Weed Control-Options
 - The Missouri Conservation representative looked at the aquatic plants in our Lake and determined the most prevalent aquatic plants were: variable leaf pond weed and Water Willow.
 - Missouri Conservation recommends 20% of a lake/impoundment be covered in aquatic plants.
 - Indian Hills estimate for coverage is less than 8%
 - Weed control in Indian Hills. Missouri conservation strongly recommended not to stock grass carp at Indian Hills at this time. They would only recommend grass carp if our Lake had more than 20% weed coverage. Grass carp don't eat all plants and would not eat our water Willow. Grass carp do eat 2 to 3 times their body weight each day and can grow up to 100 pounds devastating aquatic life at a lake with less than 20% coverage. Grass carp will only forage in heavy coverage areas like Cove 9.
- Weed control recommendations for members
 - Option 1: hire a company like Aquatic Control (Truesdale, MO) to place appropriated herbicide around problem areas. If not done correctly this can create significant damage to the lake and ecosystem. This would be nice but we do not have the money to consult with this type of company at this time.
 - Option 2: Members by Lake rakes to address problem areas around their docks. We potentially could negotiate a price discount for members looking to purchase these and give them instructions on how to effectively utilize this tool. We also need to ensure that they stay within a 5-foot swimming area around their dock.
- Beach
 - Maintenance has been cleaning beach every other week. Need to find a team of volunteers to clean the beach a couple times a week. Will continue to have maintenance clean the beach every other week. Tommy Boyer committed to leading this effort.
- Community Docks
 - We have purchased docks bumpers for all the dock rentals, at an awesome price. Bill Brumitt is donating his time and drilling all the bumpers. Bill is willing to help us with anything at anytime.

LEGAL - Campbell

- Accounts receivable/Delinquent Accounts
 - Of the 60.8 thousand dollars on the AR, we have 26 thousand in various stages of legal action and 16 thousand on the list but the member continues to make payments so we are not pursuing additional legal action. Will consider emailing accounts receivable list to all the members based on legal feedback.

- All-Type Fence
 - Broshot is drafting the petition to file suit against All Type Fence, no response has been received regarding our final letter.
- Nuisance Properties/Septic's Sheet
 - 1212 Lakeshore- Dock back into the water
 - 1545 Lakeshore-Still dealing with this through our lawyer. Cleaned up yard, waiting for the culvert to be fixed.
 - 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.
 - 209 Walnut- Garage half down in back yard. Will be sending letter.
 - 753 Squaw- Has an unfinished sea wall that has been in "construction" for a while. 2nd letter.
 - 817 Cochise- Entire property grown up, boat trailers tangled in overgrown weeds. Sending 1st letter.
 - 1578 Lakeshore- Grass needs mowed. Sending 1st letter.
 - 1505 Yaqui Trail- Property grown up, trash, belongings tangled in weeds. Sending 1st letter.
 - 2101 Lonewolf- Grass needs mowed. Sending 1st letter.
 - 1993 Lakeshore- Property grown up, looks to be abandoned truck in yard, mattress in yard. Sending 1st letter.
 - 2645 Seminole- Grass needs cut, trash in yard along with abundance of personal belongings and lawnmowers.
 - 575 Lakeside- Grown up. Sending 1st letter.
 - 2209 Lakeshore-Dock problems- Sending 1st letter.
 - 713 Squaw- Grass needs cut. Sending 1st letter.
 - 729 Squaw- Grass needs cut. Sending 1st 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.
- Orelup
 - Broshot filing a general denial on Orelup quiet title suit. Members should not maintain ILPOA property without Board approval and signing the volunteer form at the office.

LAKE & INFRASTRUCTURE MAJOR REPAIR COMMITTEE- McLean and Christensen

- August 4, 2018
 - Will be targeting August 4 for the next committee meeting.
 - Will be sending an email with the full results of the data collection from the bridge vote.
 - Will be presenting at the members meeting the graphs explaining the data and impact on the vote.
- Bridge Vote in Fall
 - Will put the bridge up for vote again in the fall of 2018
 - LIMR committee will hold a form on this topic in the next 30/45 days to gather member input on what we should change with this vote around the bridge.
 - LIMR committee- we will schedule a conference call in late June or early July with compiled survey information to decide next steps.
- Dredging
 - Some members have proposed a possible pledge campaign for dredging. Committee to be formed.

ROADS/MAINTENANCE - Richmond

- Buoy
 - Buoy 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.
- Work
 - Pothole repairs, dock repairs, lawn maintenance and trash removal, continues to keep the maintenance department workers busy.
- Culverts/Ditches
 - Several culverts and ditches have been maintained/improved for better drainage (ditches at our cost, culverts at member expense). Still encouraging members to report, through Maintenance Request Forms, any culverts or ditches that are causing problems with association or members property.
- Paid Time Off
 - Kalista to examine the current employee PTO policy due to impact to ILPOA budget. Revised policy to be developed, reviewed, and voted on by BODs
- Ramp at Cove 1
 - Approx. 8 cubic yards of rock was added on the sides and end of the ramp at Cove 1 to fill in holes. May consider widening and lengthening this highly utilized ramp.
- Lawn Mower
 - Our second Gravely riding mower (not purchase new) has experienced some steering difficulties. It might be getting close to the end of its useful life. Matt has repaired several times, and now right-side turns are difficult because of turning motor or transmission problems. New Kawasaki 24 to 27 HP 60-inch mowers go from \$5,200 to \$10,159 for standard up to commercial grade units. Matt thinks the clutch went out in the tractor, this will cost \$3,000 to fix.

RULES AND REGULATIONS

- Committee/Rule Changes
 - Have received 12 Rules and Regulation changes, that is five more since we extended the date to June 30. Mary Beth has joined the committee to add another board member, if anyone else would like to join please let Koren know. Koren will be contacting the group to see when they are available to meet to go over the rules that were submitted.

SECURITY - Huffman

- Gate Update: All Type/DoorKing
 - Broshot is drafting petition for legal action.
- New Camera/DVR System
 - New cameras are working great. License plates are very clear to read on the new system.
- Roving/Gate/ Water Patrol Plans
 - Plans to cover gate weekends at key times due to large volume until the end of August. CJ working out great. Have not received any water patrol applications. System is working great, members are not answering the calls. No big incidents, but the dumpster fire on July 7th.
- Changes to Gate Policy, lost cards
 - First lost card is \$25.00, second lost card is \$50.00 and three lost cards is \$100.00.

MISCELLANEOUS

- Club News –
 - Booster - Nothing
 - Ladies – Chili Cook Off is schedule in September
 - Men’s Club – Pancake breakfast, poorly attended ... any help we can give the men’s club?

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

Donald Kalista

Donald Kalista, Corporate Secretary

July 9, 2018

Date