

# INDIAN LAKE PROPERTY OWNERS ASSOCIATION, INC.

## BOARD MEETING-MINUTES

August 10, 2018; 6:00 pm

### ROLL CALL

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

### MEMBER FORM

- Saake
  - On July 28, 2018, Saake received a citation for running wake after 7:00pm. He contended that he stopped as soon as he heard water patrol sirens. He stated that he has never gotten a citation before and the Association is targeting his family. After more discuss from the board, the citation will stand. It is the member's responsibility to know and follow the rules.
- Bathe
  - Bathe has an issue with Eric from the Marina taking down a fence between his neighbor's house and the Marina. Bathe also had an issue with trash, weeds and tires alongside of the fence (already cleaned up). The fence is question appears to be on the Fulgam's property and as a result the issue must be addressed between the property owners and the marina and not ILPOA. Board suggested that any agreements between the parties should be in writing.

### OFFICER REPORTS

#### PRESIDENT'S REPORT - Huffman

- Upcoming Meetings
  - Board Meeting- September 14, 2018 and October 12, 2018 @ 6:00pm at the Community Hall
  - Annual Meeting-October 13, 2018 9:00am at the Community Hall
- Candidates
  - Five Positions Open- Huffman, Kuethe, Boyer, McGinnis, Christensen; Replacing candidate. Huffman talked to Bill Wiley about the open position and he turned it down. Section 11, Vacancies states the Board now can pick a candidate to replace Christensen. 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.
- Medical Helicopters
  - Member brought to our attention additional details regarding medical Helicopters. Arch is called first because they have the rights to Cuba Airport. We are in contact with Arch to get more information, as soon as they get back to the Association we will communicate with the Members.

#### SECRETARY'S REPORT - Kalista

- Kalista made a motion to accept the July meeting minutes. Kuethe seconded that motion. Vote: Yes-6 No-0

#### TREASURER- Kuethe

- Kuethe submitted the July Financials for approval. Kalista seconded that motion. Vote: Yes-6 No-0.
- Signatures-CDARS Program
  - Kalista, Richmond, McLean and Campbell all need to go to FCNB and sign for the CD's.

## **OLD BUSINESS**

- Logging –Choose a contractor-
  - Huffman, Koren and Rod McGinnis will get together and make a recommendation on the loggers sometime next week. Award logger by August 14, 2018 and begin the work by September 10<sup>th</sup>.
  - There are members that are cutting grass 3 feet onto ILPOA property. Send an email and put in the Smoke Signal thanking our Volunteers that has signed up to cut grass and remind the members if they are maintaining ILPOA property that is not their own, need to sign the volunteer sheet. Will be updating the volunteer waiver form. If member hasn't signed the volunteer waiver form, they need to stop cutting grass on ILPOA property.

## **NEW BUSINESS**

- Boats
  - Darroughs have given their pontoon to the Association. Matt is going to take it to the Maintenance shed and look it over. The Booster Club is putting on a campaign to get donations for a Security boat. McGinnis to assist in identifying the best boat options. McGinnis to report back to the Board with any updates.

## **COMMITTEE REPORTS**

### **OFFICE - Kalista**

- PTO Policy
  - Board members accepted the PTO Policy as written.
- Smoke Signal articles from BODs and Clubs are due on the 15<sup>th</sup> in order to publish by the 25<sup>th</sup> of the month.

### **BUILDING PERMITS - Richmond**

- Update
  - Volume of submitted permits are slowing down from the pace of the last few months.
- Building Permit Packet-Revised to get submitted to Crawford County
  - Updated the Vendor/Contractor Gate Passes policy. McLean made a motion that we go ahead and accept the Vendor/Contractor Gate Pass Policy with adding the sentence in for the second and third replacement around the increase cost on lost cards. Kalista seconded that motion. Vote: Yes-6 No-0.
- Hoyle 714 Lakeshore-
  - Sent a letter to Hoyle at 714 Lakeshore, indicating that modifications are needed to the apparent pole barn. There is action on those modifications as of August 3, 2018. Would like to have something in writing from the Hoyles on their pole barn. If required information is not in the next couple of weeks may recommend to Board to change their membership status at next BOD Meeting.

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

- 2<sup>nd</sup> Testing Scheduled for August
  - We will be scheduling second bi-annual water testing for August. Same locations as previously tested earlier in the year.
- Pondweed
  - After member input and conversations with the board over the last week we had made the decision to move forward with stocking of grass crap.

- On August 3 we stocked 400 grass carp to help manage this problem moving forward. Herbicide will be ordered to start testing spot treatments in heavy cover areas to look at the effects and impact on pondweed. Will continue to communicate with the members on the progress of the Pondweed.
- Financial support- The fishing club will be donating to help offset the cost and we will find other areas to reduce funding in order to pay for this. If members feel inclined to donate we could use this help.
- We suggest the following short-term solutions for members: Be conscious of affected areas and stay clear of these areas with Jet Skis or any other water craft, Utilize “Lake rakes” for affected swimming areas. You can contact Bill Brumitt, [williambrumitt@misn.com](mailto:williambrumitt@misn.com) about “Lake rakes”.
- DNR Visit
  - DNR asked Huffman and McLean’s permission to come into the lake and catch the fish for testing. They came out Tuesday, August 7<sup>th</sup> and caught some fish. Will get back to the board in about 30 days on the results.

## **LEGAL - Campbell**

- Accounts receivable/Delinquent Accounts
  - Of the 58 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
  - The petition has not been finished yet, asked Broshot about it again and pressed upon him the urgency.
- 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. 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. 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. 2<sup>nd</sup> letter.
  - 817 Cochise- Entire property grown up, boat trailers tangled in overgrown weeds. Sending 1<sup>st</sup> letter.
  - 1578 Lakeshore- Grass needs mowed. Sending 1<sup>st</sup> letter.
  - 1505 Yaqui Trail- Property grown up, trash, belongings tangled in weeds. Sending 1<sup>st</sup> letter.
  - 2101 Lonewolf- Grass needs mowed. Sending 1<sup>st</sup> letter.
  - 1993 Lakeshore- Property grown up, looks to be abandoned truck in yard, mattress in yard. Sending 1<sup>st</sup> letter.
  - 2645 Seminole- Grass needs cut, trash in yard along with abundance of personal belongings and lawnmowers.
  - 575 Lakeside- Grown up. Sending 1<sup>st</sup> letter.
  - 2209 Lakeshore-Dock problems- Sending 1<sup>st</sup> letter.
  - 713 Squaw- Grass needs cut. Sending 1<sup>st</sup> letter.
  - 729 Squaw- Grass needs cut. Sending 1<sup>st</sup> 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.

- Compton Review
  - There was a conflict between Compton and employee on Saturday August 11. We will have to wait and see if Compton files against the HOA. It doesn't look like there was any actual contact, just a threat and posturing. We have camera footage and the police report. We will be providing training to the employees going forward.

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

- Member Forum
  - August 4<sup>th</sup> was the member forum, about 30 members attended along with Huffman and McLean. We covered the bridge result data with the group along with some of the survey results for members.
  - Members felt that the information provided in the ballot was way too confusing for the majority of members to understand and suggested that we simplify the vote.
  - Majority of members in attendance felt that we should look into legal proceedings to drive assessments in the future.
  - A member suggested that we could consider "Fixing" or setting an amount for senior citizens or fixed income folks.

### **ROADS/MAINTENANCE - Richmond**

- Concrete at Entrance
  - Booster Club is funding the concrete at the entrance. Putting a concrete pad at the entrance is cheaper than expensive asphalt patches.
- Equipment Woes (Lawn Mower, Tractor, etc.)
  - Matt repaired track hoe (while tractor with broken clutch is out for repairs) so that maintenance work can be reasonably continued. Booster Club will also help with the repair of the tractor.
- Repairs
  - Section of Seminole (approx. from 2630 to 2640) was reduced from terrible potholes and uneven pavement to a smoother road surface.

### **RULES AND REGULATIONS**

- Committee/Rule Changes
  - The committee met Sunday August 5. McGinnis will be contacting a few people to have them clarify their rule for another submission, and push to have them in ASAP so the board is able to read through them. Three submissions were approved, six need wording clarified, and two were denied for not being enforceable and already submitted from another member.

### **SECURITY - Huffman**

- Gate Update: All Type/DoorKing
  - Broshot is drafting petition for legal action. Looking into putting spike strips at the exit gate to keep people from going in the exit.
- New Camera/DVR System
  - New cameras are working great. Need system completed so we can train personnel.
- Changes to Gate Policy, lost cards
  - First lost proximity card is \$25.00, second lost card is \$50.00 and then \$100.00 thereafter
  - First lost RFID tag is \$35, second lost tag is \$70 and then \$140 thereafter

## MISCELLANEOUS

- Club News –
  - Booster - Nothing
  - Ladies – Chili Cook Off is schedule in September
  - Men’s Club – Pancake breakfast, will be sending an email to all members reminding them about the pancake breakfast.

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

*Donald Kalista*

Donald Kalista, Corporate Secretary

*July 9, 2018*

Date