

INDIAN LAKE PROPERTY OWNERS' ASSOCIATION, INC.
BOARD MEETING-MINUTES
June 12, 2021; 1:00pm



ROLL CALL

- PRESENT: Barry Alick, John Richmond, Tom McClard, Bob Dixon, Chris Pinaire, Don Kalista, Scott Rockafellow, Dan Cannon and Joe Mischik.

SECRETARY'S REPORT- Cannon

- Cannon made a motion to approve the board meeting minutes. Kalista seconded that motion. Vote: Yes-8 No-0

TREASURER REPORT- Rockafellow

- Pinaire made a motion to approve the Financials. Mischik seconded that motion. Vote: Yes-8 No-0.

LONG TERM PLANNING REPORT

- Overview- Looked over the historical financials, sources of revenue are and what are expenses come from.
- Team Reports- Roads and Beautification is run by Joe Mischik and Sue Garrow. Security & Maintenance: Bob Dixon and Mary Beth Huffman. Lake Restoration: Dave May, Barry Alick & John Richmond.
- Next Steps-Roads Strategy, Lake Restoration, Beautification, Security then Maintenance.

OFFICER REPORTS

PRESIDENT'S REPORT – Dixon

- Next Board Meeting on July 9th at 1:00 pm.
- Neighborhood Forum July 10th- few good responses, some have sign-up.
- Elections-Recruit board of directors in July. 4 board positions are up for the next election.

COMMITTEE REPORTS

- Security-
 - Water Patrol is working up to 8 hours a day on the weekends.
 - Roving Patrol is working 3 hours a day Friday-Monday.
 - Kalista and Dixon will do a rebranding proposal for the next meeting.
 - Will be having quarterly meetings with the Crawford County Sheriff's Department again. May hire a part time Deputy for security.
 - Board agrees to let the Crawford County Sheriff's Department have access to the Community Hall at the end of their patrols.
- Maintenance-
 - We have budgetary constraints for our problematic maintenance department. Looked into outsourcing and that is not a financially viable solution. Need increased board involvement, at least until analytical methodologies for fixed versus buy.

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- Mischik started an asset list in the condition of those assets and the approximate replacement value.
- Recruiting for maintenance is very difficult because we don't offer benefits. Maintenance staff that live pretty close to be able to respond quickly to fix the gate arm and to remove ice and snow.
- Ordered some new signs.
- Someone is digging at Cove 3. Did put a sign to stop digging there.
- Put 50 bags of asphalt for potholes.
- Office-
 - Our old guest card printer doesn't work and the one we have only works on the older operating system. We are getting prices for a new guest card printer that works on the new operating system.
- Building Permit-
 - Finally got a building permit done from a member.
 - Rip Rap- Need to add in our ILPOA building permit information bullet points: "For new or repaired seawalls in main body of lake, rip rap materials are to be added to the lake side of wall to enhance wave mitigation". Add to Building Code Section 11. H. "The minimum volume of rip rap material for a seawall on main body of lake will be determined by the Building Permit Chair or the ILPOA Maintenance Supervisor". Take out Maintenance Supervisor and add Lake, Dam & Spillway chair.
- Communication-
 - Did do a radio check, you can hear what is said a little, there is static in the remote areas.
- Lake, Dam & Spillway-
 - We communicated that we are not putting Buoys 150 feet out of the main channel.
 - Test results, no toxicity. Just swim at your own risk.
- Legal-
 - Pinaire and Cannon had a lunch meeting with a potential attorney. He seems like he is more aggressive than Broshot and he is willing to work with us.
- Nuisance Properties-
 - We granted Faulkner a period of time, that period of time is expired. Should we let his lawsuit go or we proceed with the judge's order? If he doesn't continue to make progress, we will give him citations and fine him.
 - The other day, someone got attached by a dog. Sheriff's Department was called and we sent him a citation to the member.

OLD BUSINESS

- Air bnb- Dixon received about 4 or 5 letters about Air bnb properties out here. If we get hard evidence that they advertising or/and doing short rentals, we can give them a citation and fine them.
- Marina- Jean and Eric have presented a proposal for their lease amendment, so they can have permanent rights too parking boats in that little area north of the Marina, between the creek and Hitzeman's house. Do we want to pursue this lease amendment or oppose it? Kalista made a motion to discuss and look further into the lease amendment proposal. Vote: Yes-6 No-2.

NEW BUSINESS

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- Spikes- We have all the equipment for the spikes. We need a reliable gate arm it slow people down in addition to the spikes. Gate company suggested replacing the exit doorking arm with a Lift Master gate arm. About \$2,300.00 to replace it.

WISH LIST

- Ditch bucket
- Three AED Machines for Office, lake and Marina.

Motion to adjourn made by Kalista and seconded by Cannon. Vote: Yes-8 No-0.

Dan Cannon

Dan Cannon Corporate Secretary

June 11, 2021

Date