

ILPOA Long Range Planning Survey

(Please Return by September 15th 2021)

The purpose of the ILPOA Long Range Planning Committee is to work on developing a 5 to 10 year strategic operating plan for our community. As we've communicated throughout the year, our 2021 objectives are to build a perspective on the next 10 years, gather input from our fellow ILPOA owners, and set into motion a series of votes that will allow us to make progress on our long term vision. Of utmost importance to this committee is to help establish a plan to repair our roads, develop our long term view for lake restoration, as well as maintenance, security, and beautification. Our success in implementing our long term plans will of course require investment by our community.

In the last two years, ILPOA members have invested in a new bridge as a product of a community vote and two assessments – one to fund the engineering study and a second to fund bridge construction. In 2020 and 2021, an independent group has worked to solicit volunteer donations that will fund lake restoration efforts. Our intent is to gauge the ILPOA owners and work on building a long-term strategic plan for our community.

The first step was to establish an ILPOA Mission, Vision, Values & Guiding Principles for our community. The ILPOA Board was presented these items in March/April of 2021 and are below:

ILPOA Mission

The Indian Lake Property Owners Association exists to preserve our shared resources and build community amongst our members

ILPOA Vision

We pledge to work together to protect and enhance the lake community for the enjoyment of present and future generations. We are committed to preserving the health of the lake and maintaining the roads, infrastructure, and common areas of our community

Our Values & Guiding Principles

Community Enhancement

We are a volunteer association working to improve our community for all members

We will work to promote activities and togetherness in our community

Relationship Building

We are responsive to our community's needs through our relationship with our neighbors, community businesses, and organizations in Crawford County and the State of Missouri

Safety Focus

We will ensure that safety is a priority and practiced by all members of our community

Open Communication

The Association operates as a conduit of information and we are committed to providing timely information to our members

We will offer opportunities for our members to bring forward concerns, and work collectively with available resources to resolve

The next step for our committee is to solicit input from IPLOA owners by gathering direct feedback on their thoughts and ideas and communicate the information to the current Board and all ILPOA members.

In 2018, the ILPOA members participated in a survey. A summary of the survey results are included Appendix A. One key lesson learned is our ***ILPOA members want a clearly defined plan prior to ILPOA making contractual financial commitments. Our members have an interest in funding prior to making financial commitment; however, the group wants to see necessary engineering studies and analysis completed with communication to the ILPOA members.*** The bridge efforts included a pre-engineering study prior, which led to a successful vote for financial commitment toward the new bridge.

The following survey is with the intent to garnish input from our ILPOA members. The intent is to share the survey results among all ILPOA members. Therefore, everyone's input is important.

Financial Condition of our Community

As a committee, we understand there are varying degrees of understanding of the overall financial condition of our HOA. Our community is funded based on annual dues as set in our original BUR (Building and Use Restrictions – our main governing document available online at <https://ilpoa.org/download/17/governing-documents/562/building-and-use-restrictions.pdf> and Warranty Deed available at <https://ilpoa.org/download/17/governing-documents/2546/warranty-deed-2.pdf>) Section 9. The original annual charge was \$20, and was amended in 1978 (approved by 2/3 of all lot owners) to be \$100 for a single lot with or without a dwelling, and an annual charge of \$20 for each additional undeveloped lot and \$10 for each half lot. In 1983 this was further amended to include a provision that we can increase the dues annually based on changes in the Consumer Price Index for the St Louis Area. In 1983 there was a one-time 5 year \$75 special assessment to improve the dam and spillway that was passed.

In 2021, our annual dues were \$322.34 per primary lot, \$64.21 for each additional lot, and \$31.81 for a half lot. There are 1,800 lots in Indian Hills; however, not all are primary lots. ***Our BUR requires 2/3 of all lot owners to approve any changes to our BUR and it is important to note that non-returned votes count as a “no” vote.*** ILPOA collects roughly \$350k per year in annual dues, and another ~\$70k through cable fees, boat and golf cart stickers, guest cards, and dock leases.

To fund the Cove 9 bridge the Board of Directors consulted with counsel, and took the approach of putting to vote an assessment through our by-laws through Article VIII Section 7 (Budget & Limitations on Spending) In 2018 the community passed an assessment of \$62.00 for each member who owns a developed lot or an undeveloped lot. There are approximately 1,000 members in Indian Hills (this is important as it compares to the 1,800 lots in the community) In 2019, members passed a second one-time assessment to fund construction of the bridge for \$376.00 per member.

Passage of an assessment requires greater than 50% (simple majority) of those who vote.

The breakout of spending over the last few years is detailed below. The majority of annual expense goes to staff that maintains the common areas of our community, the office staff, and the costs to run the community. We have very limited reserves \$70k in general community reserves (unrestricted), \$138k for Dam Reserves (restricted), and \$130k for Lake Restoration/Dredging (restricted). A community like ours should have at least one year of operating expenses in reserve. In our current funding situation, we have a very limited path forward to make capital equipment purchases, engage in major infrastructure projects like roads or spillway improvements, or plan for the future.

Classification	What's In It?	Percent of Budget	2019 Actual	2020 Actual	2021 Budget
People	Wages, Payroll Taxes, Background Checks, Uniforms, Workers Comp	51%	\$177,310	201,311	\$203,644
	Grass Cutting, Salting, Repairs, Maintenance, Office, Communication, Bill Pay, Management				
Insurance	Liability	9%	\$27,288	\$30,843	\$35,520
Community Maintenance	Shop Supplies, Road Material, Parts for Repairs, Equipment Rental	15%	\$36,951	\$48,346	\$62,000
Utilities	Electric, Propane, Phones, Trash, Water, Internet	5%	\$20,451	\$19,161	\$21,500
Professional Fees	Legal (90%) and Accounting (10%)	8%	\$19,573	\$28,967	\$33,000
Vehicle Usage	Fuel, Maintenance	4%	\$7,706	\$8,016	\$15,000
Admin	Office Supplies, Guest Cards, Community Hall Supplies, Title Fees, Postage	2%	\$7,901	\$9,664	\$10,421
Taxes	Property Tax, Personal Property	2%	\$8,810	\$9,149	\$9,200
Fund Reserves	Annual funding for Reserve Account (NEW in 2019) Moved to savings	5%	\$50,000	\$20,000	\$20,000
DAM Escrow Payback	Replenish DAM Fund for Replacement of DAM Road (Year 1 of 7)	2%	-	\$10,000	10,000
Total OpEx ex. Reserve Funding			\$306k	\$355k	\$371k
Total OpEx w/ Reserve Funding			\$356k	\$385k	\$401k

Roads

Over the past several years the roads in Indian Hills have fallen into a state of disrepair. In 2016, the MIP committee commissioned a Road Maintenance Study with BFA Engineering at a cost of \$26,000. This study resulted in a 62-page report where the engineers evaluated the road condition on every stretch of road, rated the condition on the PASER system and made recommendations on repair needs including cost for grading, full depth repairs, chip and seal or 2" overlay cost based on road condition, and if needed a full reconstruction cost. The total cost of resurfacing roads in 2016 costs was \$2,612,317 plus an additional \$230,000 for culvert repair work. This proposal was put in front of the members and narrowly failed. Since that time, the roads have further eroded, and construction costs have risen. The Road Committee was assembled in March of 2021 from the Bridge Committee and has received a cost estimate based on the 2016 condition of the roads of \$3.1M including work to repair ditches and culverts. This estimate is in 2021 dollars, and does not include any estimate from further deterioration of road condition. The original survey is available on ILPOA.org for you to review.

The current road committee has been working to get further alignment as we move forward:

Central States Water Resources Commitment: we have met with the water company and received information regarding their lead time to replace service lines ahead of our road project. We do maintain the option to repair our roads and then CSWR would be under obligation to repair and replace with like kind roads. We are working with the water company to receive this commitment in writing for our members.

Assessment Strategy: Once we have a full road cost assessment, we can build scenarios based on funding and build a recommendation for what we take to members for a vote. We will still pursue our longer-term strategy for a permanent road maintenance assessment once roads are fully restored to a good condition to ensure Indian Hills roads do not ever return to the state they are in today.

- 1) As an IPLOA member will you support investing further in an updated Road Maintenance Study? Note that we have a comprehensive study available from 2016 and have an updated estimate based on that study
 - a. Yes..... No.....
- 2) Are you in favor of implementing a multi-year assessment for the roads (estimate repair costs \$3M to \$5M)?
 - a. Yes..... No.....
- 3) With improved roads, should we include speed bumps across the community or other traffic control measures?
 - a. Yes..... No.....
- 4) Should we consider lowering our speed limit from the current 30 mph?

- a. Yes..... No.....
- 5) Do you want to have roads that also provide a side lane for walking/biking?
 - a. Yes..... No.....
- 6) If we are unable to pass a roads assessment, should we take roads down to rock as its necessary in certain areas where the road condition has deteriorated to such condition that vehicles have difficulty navigating them?
 - a. Yes..... No.....
- 7) Please share names and contact information of capable road contractors that may be interested in our project

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- 8) What is your input on the schedule of the project? We will not be able to complete all 15.5 miles in Year 1; where should we focus our efforts at the beginning of the effort?

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- 9) What other input do you have for the road committee to consider?

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Lake & Community Beautification

ILPOA has several community common areas including the community center, community dock and launch areas, tennis courts, ball fields, etc. that are the responsibility of the association.

We have several boat launches and community docks that require maintenance. Our community receives about \$20k per year from our dock leases that help maintain the lake, community docks and launch areas. In 2021, we are re-surfacing the tennis courts from a donation.

- 1) Do you use the common areas and facilities of the community?
 - a. Yes..... No.....
- 2) Would you support an assessment to improve the common areas of our lake? Examples would be improving the community center, upgrading our playground equipment, improving the beach areas, and enhancing our boat launch areas.
 - a. Yes..... No.....
- 3) What ideas do you want to share for potential beautification efforts?

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Lake Restoration

The program developed by several ILPOA members involved a volunteer donation effort. This entails an approach of contracting with an independent firm, Lake Restorative Sciences, to represent our community and with vendor SIS Bio, for a five plus year program installing compressed air diffusers in the lake bottom to improve the oxygen levels. This effort will improve oxygen at lower levels allowing the lake ecosystem to function more effectively. The SIS Bio program also includes Bio Augmentation (adding microorganisms to the lake) to move the lake back to a normal ecological process. The result (as proven in other lakes) provides cleaner water, algae control, reducing “muck” on the lake bottom, etc. This is a significant financial investment involving \$1,500,000 over 5 to 6 years requiring investment commitment in 2021. The efforts have been successful with the latest update of volunteer commitment to move forward. There will still be investment required in the future years to complete this program. There will be other areas of our lake that will require investment in future years. Many pieces of information are on the ILPOA website including donation/pledging forms.

- 1) Have you had the opportunity to participate in Zoom meetings to understand the approach?
 - Yes..... No.....
- 2) Have you had the opportunity to review the information on the ILPOA website?
 - Yes..... No.....
- 3) Do you agree with the approach?
 - Yes..... No.....
- 4) Do you feel water quality and lake depth plays a role in property values?
 - Yes..... No.....
- 5) Have you had the opportunity to participate donation/pledging?
 - Yes..... No.....
 - If not planning on donating or pledging, is there a reason why?.....
- 6) Do you feel dredging will be needed in the future in some areas?
 - Yes..... No.....
 - If yes – where?.....
- 7) Do you think ILPOA should develop a community governance regarding managing the runoff and debris currently flowing into our lake from ILPOA property?
 - Yes..... No.....
- 8) Do you feel ILPOA should implement programs testing of IPLOA members homes for sewage compliance?
 - Yes..... No.....
- 9) Do you think efforts toward the above items would promote a program toward working with outside lake property owners with property along creeks and streams that run into the lake with the intent to manage runoff and debris?
 - Yes..... No.....

Please provide any comments on Lake Restoration and Preservation

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Maintenance

IPLOA has a maintenance staff that supports our community. The maintenance program involves a dedicated maintenance staff and equipment that work year-round. Their efforts involve road maintenance, grass cutting, dock maintenance, building repair, and trash removal amongst other duties that involves a cost that are provided from IPLOA annual dues. There continues to be a need to reinvest in the maintenance equipment and materials to maintain the lake development. The board has evaluated outsourcing maintenance activities and found the outcome would be cost prohibitive as the cost is significantly higher than our current expenses on maintenance.

- 1) Do you feel the maintenance team enhances the value of our community?
 - Yes..... No.....
- 2) Would you like to see further improvements accomplished by our maintenance staff in our community?
 - Yes..... No.....
 If Yes, what types of improvements would you like to see?

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- 3) Do you see investing in our maintenance staff, equipment, and materials as a method of community improvement and are you willing to financially support these efforts?
 - Yes..... No.....

Please provide any comments regarding maintenance

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Security

IPLOA has a security staff that supports land and lake security. The staff is charged with noting rules violations and reporting to the appropriate board member for review and if necessary, corrective actions. Both land and lake security work on a part time basis with the majority of the working hours on weekends and holidays. The cost of the ILPOA security efforts are funded entirely from annual Association dues. Our security mandate is not designed to de-escalate or resolve conflicts, rather is charged with reporting to the Crawford County Sheriff violations of the law.

- 1) Do you feel the security staff enhances the value of our community?
 - a. Yes..... No.....
- 2) Would you financially support increased security staff to work additional days and hours?
 - a. Yes..... No.....
- 3) Would you financially support an increased security presence 24 hours per day? A 24/7 security solution would cost between \$150k and \$225k per year.
 - a. Yes..... No.....
- 4) Would you financially support an increased presence of the Crawford County Sheriff's Department in our community?
 - b. Yes..... No.....
- 5) Would you support the creation of a Crawford County Sheriff's Department substation on ILPOA property?
 - a. Yes..... No.....
- 6) Would you support giving our security staff increased authority to enforce community rules?
 - a. Yes..... No.....

Please provide any comments regarding security

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Real Estate Values

Our lake provides a value over a subdivision without a lake. Information is on the IPLOA website that provides data of the value of our real estate verses other areas which do not have the amenities as at our lake.

- 1) Do you feel investment in IPLOA community directly relates to the value of real estate in Indian Lake?
a. Yes..... No.....
- 2) Do you want to see further improvement in real estate values and are you willing to invest in your property and our community?
a. Yes..... No.....

Please provide any comments

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Financial Program

A path for the future requires an investment by our ILPOA members. That investment can range from the status quo to an investment over time to an aggressive approach with a program of significant upfront funding. There are differing opinions which involve financial means, what one wants from the community, what one sees as the future of the community. Each ILPOA member family is in a different stage of lake life and personal life.

We should consider our ILPOA family very fortunate that a group of members has volunteered to invest in the lake restoration fund and the program is forthcoming.

Likewise, we are a community and there are fellow ILPOA members who are unable to afford a substantial increase of the annual dues. There needs to be a path of consideration for those families. Overtime any increase in dues will affect our community, something everyone needs to consider.

- 1) Do you understand the regulations of our community requires a 2/3 majority of the IPLOA owners to change the annual dues through the BUR?
a. Yes..... No.....
- 2) Do you understand that any ballots that are unreturned are counted as “no votes” for a BUR vote?
a. Yes..... No.....
- 3) Should our community work to create a program where members can voluntarily contribute to a fund outside of board control with the intent to support those members with hardship exemptions? This would program to allow members to apply due to hardship exemptions and when certain criteria are met; members would be able to pay assessments with these additional donations (estimated at 20 to 30 ILPOA members)
a. Yes..... No.....
- 4) Our annual dues provides about \$375,000 a year income to ILPOA. The above data suggests:
a. Annual increase Needs

- i. Maintenance and Security requires roughly requires ~\$250K of our annual income. We have recently relied on generous donations to replace capital equipment (trucks, plows etc). Lake and Beautification efforts will require additional funding above current levels.

b. Long-term Capital Needs

- i. To complete the Lake Restoration Funding \$250K (assuming not funded from donations),
- ii. \$3M to \$5M for roads

ILPOA members want an approach defined and agreed with a long-term plan based on analysis and engineering/design efforts to justify the investment.

With respect to the roads, even with a successful campaign to increase the annual dues, the road investment will take 13 years. While some improvements could be done year on year as funds became available, the result would not fund a program to adequately fund a road improvement program in a timely fashion

Increasing the annual dues provides flexibility across the community needs, but requires 2/3 of lot owners approval to change the BUR. Please indicate below what you support:

- A) Maintaining existing annual dues
- B) Increase annual dues to at least twice the current dues

Another approach is to put to a vote a multi-year assessment that would only be focused on specific uses (example: roads assessment - roads only, security assessment - security only). This approach requires 50% of all members to pass

- A) Fund improvements by increasing annual dues and no specific assessments
- B) Fund community improvements through assessments

Finally, if a multi-year assessment passed, would you be willing to pay the entirety of the multi-year assessment up front to allow the association to invest in improvements earlier/faster?

- a. Yes..... No.....
- b.

Please provide any comments

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Signature _____

Long Term Planning Committee Members:

Barry Alick, Bob Dixon, Dave May, Joe Mischik, Mary Beth Huffman, Sue Garrow, and Tom Orelup

Appendix A Cove 9 Ballot Summary

In fall of 2018, ILPOA members were asked to vote on two items and provided an opportunity to provide written comments.

Following is summary Cove 9 Ballot voting and comments:

866 Ballots Mailed; 460 Returned

1) Yes 304, (67%) No 153

2) Yes 291, (64%) No 165

Approximately 300 of the 460 provided written comments. Below is an analysis of the comments. Many comments included multiple areas of the points below.

- a) Approximately 289 commented the need for improving the roads.
- b) Approximately 146 commented on the dues/annual fees in terms of need to increase the dues, which residents should pay for which needs, amount dues should increase, ability of owners to pay increased dues,
- c) Approximately 129 commented on the need for some action involving the lake with the general thoughts around the need for dragging.
- d) Approximately 122 commented on the bridge, need for new bridge (this was the purpose of the ballot voting).
- e) Approximately 97 comments were related to events, guards, and maintenance. A notable group of comments on views about the social events such as the "beach party" and how these events should function, including if dues should fund these events.
- f) Approximately 57 commented about the gate in terms of the action taken, the need for a gate, gate operation and performance, views both positive and negative
- g) Approximately 57 commented about the board, its function, performance, role, etc.
- h) Approximately 43 comments were about the water company, the service, water costs. In general, the comments were toward a belief of high-water costs with subpar service.
- i) A few comments about the need for ILPOA to push for a recycling program

Note: Please refer to ILPOA website for the complete voting and comments.