

# 2021 ILPOA Board Candidates Questionnaire

Tom McClard

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## Personal Background & Community Involvement:

- What skills/work history do you have that would be beneficial to the ILPOA Board and community?

- Operated and managed privately held construction/service-related businesses with annual revenues up to 17M
- General Management of 100+ employees
- Designed marketing and sales development strategies
- Set budget and sales forecasts based on profit/loss statements
- Designed and implemented pay-for-performance employee compensation programs
- Recipient of multiple regional and national product sales awards

- Have you been or are currently a member of any ILPOA committees or clubs?

- My wife and I are current members of the Indian Hills Booster Club
- I am a "Member-at-large" advisor to the building and property committee
- My wife and I assist with the annual dock lottery program and volunteer at various events

- Given that communication is often difficult in a community this size, how would you get more people involved in making IHL better?

- I believe that the new email system has helped immensely. The greatest hurdle that we have is that a large percentage of owners that are weekenders with limited time available to be involved in community projects or events. However, the clubs we currently have in place do a good job in their attempts. Communication is the key to success.
- "Saturday Morning Coffee and Doughnuts", informal gatherings at the community center with clubs and board members is another way to increase communication.
- I also realize that there are many residents that are unable to access our current email system. I propose a relatively simple solution to that. A weatherproof bulletin board located on the front of the community center with printed copies of the monthly newsletter for anyone to take.
- Additional use of the illuminated sign promoting events/meetings/clubs.

## Problems Facing ILPOA:

### Overall:

- What would you say are the top five problems that need to be addressed by the Board and why?

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- **Lack of Finances**

- We obviously cannot continue to rebuild and improve our community operating on 1970's revenue and 2020 costs.

- **Lake ecology and stabilization**

Based on what I learned at the meeting I attended concerning the current condition of our lake, we need to take action to sustain it. I support the bio-dredging initiative and appreciate the efforts of our members who conducted the research. If we fail to oxygenate the lake or it develops a blue/green algae we ALL lose. Our property values are contingent on the health of our lake.

- **Roads and repairs**

The Cove 9 bridge construction will begin soon. Based on the engineering study it is inevitable that it needs replacement. I believe we need to take a systematic approach to revamp the roads. We simply cannot afford to repave/reconstruct our current road system at one time. We can address large sections of roadway one at a time based on current condition, worst sections first. All work will be done by professional contractors on a bid basis. Develop a relationship with a local professional paving contractor to make repairs (other than small potholes). Hold the water company or any utility company responsible for proper repairs. Continue to replace or repair culverts and maintain ditches to properly shed rainwater from our pavement.

- **Safety and security**

The gate is in full operation and has proven to be effective and efficient. We have a company (The Birdsong Company) that has successfully made repairs and updates. I suggest that we procure a "Maintenance Contract" with this company that will continue to maintain and upgrade our current gate on a regular basis

Camera and video monitoring to continue, it is a low cost, low maintenance way to deter criminal activity. Continue building relationships with Crawford County Law Enforcement.

### Infrastructure:

- Do you believe the community has infrastructure issues? Please explain.

- **The Water company**

We have aging supply lines that will continue to fail. We need to hold the water company accountable to make professional repairs if we are to move forward with major road construction.

- **Drainage Issues**

- Water drainage ditches and culverts to be rebuilt or maintained to shed rainwater from our roadways

- **Internet WIFI Access**

WIFI Internet access for all areas of our community. Continue our efforts to secure a provider to our community.

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- Do you support a long-term assessment to address the condition of roads in the community?

Yes, if we cannot raise enough revenue through increased dues and additional fees.

### Budget Funding:

- What do you think a fair amount is for annual dues in the community?

\$60.00 per month or \$660 if paid in full annually.

- What ways do you believe the BOD or ILPOA could raise money for major expenses (i.e. lake, roads/maintenance, maintenance equipment, community improvements, etc.)

<ul style="list-style-type: none"><li>• Building permit fee. A non-refundable, graduated amount based upon the scope of new construction. Fees for new homes, room additions, garages, carports, docks, sea walls, driveways etc.</li><li>• Annual Sticker (trail fee) for golf carts, ATV's, UTV's etc.</li><li>• These fees will provide additional revenue directly for our maintenance department to repair or upgrade equipment as needed.</li><li>• These fees will in no way impact members who are not making significant upgrades or changes to their property.</li></ul>

- Do you support a change to the voting requirements of the Warranty Deed to address annual dues requirements (67% of all lot owners)? If yes, what do you think the voting requirement should be?

<ul style="list-style-type: none"><li>• Yes. 67% of all votes cast.</li><li>• The current system requiring 2/3 of lot owners makes it nearly impossible to make changes. This will also increase owner participation in the voting process.</li></ul>

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## Nuisance Properties:

- How do you think we should deal with the extreme nature of nuisance properties?

- Continue with our current action but add a simple reply card for the property owner asking them if they need assistance from our community. If the owner physically or financially cannot take the necessary action to make improvements, we as a community can help. Ask the owner what can WE do to help them.
- We can sponsor "Clean-Up days" where our clubs and volunteers can assist home/property owners with yard clean-up or outdoor repairs or removals. Team up with Swinger Sanitation for a Spring and Fall bulk removal "Dumpster Days" (prior event was very successful).
- This also adds a "Community Spirit" mindset to our neighborhood. I've seen great results when neighbors come together to help others. Our entranceway is a great example. People get involved; kids get involved. Things get accomplished.

## Speeding:

- What is your solution to address the excessive speeding throughout the community?

Speed bumps. {will also help as water diversion}  
Stop signs.

## **Other Thoughts:**

- Other thoughts: leave this section for the candidate to state anything on their mind that was not on the questionnaire.

We have a wonderful opportunity to continue to make Indian Hills a fantastic place to live. Whether we are weekenders or permanent residents, lakefront or off the lake we need to come together to make changes both big and small. My hope is to keep our lake community beautiful and make lifelong memories with our family, friends and neighbors.

I feel that at this point in my life I can devote the time and effort to help our community drive successfully into the future. To borrow a slogan from the Booster Club, "WE LOVE THE LAKE".

If you agree with most (or even some) of my ideas, give me your vote. I will do my best to help.