



# October 2023

## Annual Members Meeting

October 14<sup>th</sup> 2023



# 2023 Annual Meeting Agenda

- Welcome
- 2023 Priorities & Focus Areas
  - Approve 2022 Meeting Minutes
  - Financials & 2023 Year in Review
  - Lake Restoration Update
  - CARE Update
  - Road Committee Update
  - 2023 Ballots and Voting
- Meet the Candidates



# 2022 Board and Committee Assignments

Name	Email	Board Position	Committees
Bob Dixon	<a href="mailto:bod.rdixon@ilpoa.org">bod.rdixon@ilpoa.org</a>	President	CARE, Communication
John Richmond	<a href="mailto:bod.jrichmond@ilpoa.org">bod.jrichmond@ilpoa.org</a>	Vice President	Building Permits
Dan Cannon	<a href="mailto:bod.dcannon@ilpoa.org">bod.dcannon@ilpoa.org</a>	Secretary	IT
Joe Mischik	<a href="mailto:bod.jmischik@ilpoa.org">bod.jmischik@ilpoa.org</a>	Treasurer	Roads, Lake
Barry Alick	<a href="mailto:bod.balick@ilpoa.org">bod.balick@ilpoa.org</a>		Legal, Long Term Planning
Tom McClard	<a href="mailto:bod.tmcclard@ilpoa.org">bod.tmcclard@ilpoa.org</a>		Building Permits, Maintenance, Roads
Tom Orelup	<a href="mailto:bod.torelup@ilpoa.org">bod.torelup@ilpoa.org</a>		Maintenance, Roads, Long Term Planning
Al Santiago	<a href="mailto:bod.asantiago@ilpoa.org">bod.asantiago@ilpoa.org</a>		CARE, Communication
Greg Rivera	<a href="mailto:bod.grivera@ilpoa.org">bod.grivera@ilpoa.org</a>		CARE



## 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

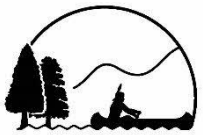
### **Safety Focus**

- 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 all the resources available to resolve





# 2023 Operating Budget – Q3 Summary

YTD Operating Collections: \$510,466  
 FY Operating Collection Plan: \$495,900

Projected YE Unrestricted: \$75,000  
 Cash on Hand RESTRICTED: \$422,391

Operational Costs.

Classification	What's In It?	% of Budget	2023 Budget	2023 Spend	Percent of Budget Utilized
People	Wages, Payroll Taxes, Background Checks, Uniforms, Workers Comp	51%	\$216,690	\$143,299	66%
	Grass Cutting, Salting, Repairs, Maintenance, Issues Boat Stickers, Communication, Bill Pay, Management				
Insurance	Liability	10%	\$42,500	\$37,105	87%
Community Maintenance	Shop Supplies, Road Material, Parts for Repairs, Equipment Rental	10%	\$40,000	\$28,141	70%
Utilities	Electric, Propane, Phones, Trash, Water, Internet	5%	\$20,000	\$16,518	83%
Professional Fees	Legal, Accounting, Lot & Title Fees	5%	\$24,500	\$21,993	90%
Vehicle Usage	Fuel, Maintenance	5%	\$28,000	\$10,123	36%
Admin	Office Supplies, Guest Cards, Community Hall Supplies, Title Fees, Postage	5%	\$20,000	\$12,937	65%
Taxes	Property Tax, Personal Property	3%	\$11,000	\$261	2%
Fund Reserves	Annual funding for Reserve Account (NEW in 2019) Moved to savings	5%	\$20,000	\$0	NM



# 2023: Year in Review

## Maintenance

- Repaired Docks, cleared culverts, normal mowing and community maintenance
- Mowed dam and continue to address DNR maintenance requirements
- Continue road patching with ILPOA staff; have received >\$4k in reimbursements from Water Co.
- Partnered with Water Co (CSWR) to extend water repair agreement and establish open lines of communication regarding leak locations

## CARE/Legal

- Successfully launched sales of Association owned lots selling 12 previously unsold lots
- Issued 101 citations (348% increase from 2022 and collected >\$2,000 in fines (187% increase from 2022)
- Successfully won 3 lawsuits for seriously past due accounts
- Lowest Past Due amount in decades (\$10k)
- Launch of CARE and improved security presence with ILPOA staff and Crawford County Sheriffs Department

## Other

- Stocked lake for second consecutive year
- Funded community reserves for 4<sup>th</sup> consecutive year
- Generated >\$23k in revenue from new member fee
- Commissioned Reserve Study to help determine long term funding needs from an independent source
- Significant improvements in water quality driven by Lake Restoration (much improved e.Coli & Algae tests)



# Lake Restoration

2021

- // Fund Raising Campaign
- // Information sessions, communications & education
- // Planning & High Level Scoping of effort
- // Signed Contracts with SIS Bio and Restorative Lake Sciences
- // Prepared sites for install (sheds, electrical)
- // Installed System: aeration lines, diffusers, 14 compressors



2022

- // Lake Restorative Sciences completed comprehensive testing in March, August, and October
- // Completed enzyme treatments in April, May, June, July, August, September, and October
- // Completed bi-weekly algal testing showing marked improvement in water profile



2023

- // Lake Restorative Sciences will deliver comprehensive report in Q4 2023 detailing how the quality profile of our lake is changing and recommendations for 2024
- // Continue to maintain and run aeration system
- // Further testing and treatments will restart in March 2024



# Lake Restoration Campaign

Send Checks To:  
LAKE RESTORATION  
PO BOX 800  
CUBA, MO 65453

	FY21	FY22	FY23
Member Donations Collected	\$549,761	\$265,609	\$185,759
Members pledged but Not Collected	\$23,400	\$39,050	\$91,525
ILPOA Lake Restoration Funds	\$110,791	\$15,000	
'23 Estimated ILPOA Additional Funds			\$15,000
Total Collected	\$660,552	\$280,609	\$200,759

- ✓ Thus far we've collected \$1,141,920 in Member Donations and Board designated funds
- ✓ 8 First Time Donors in 2023 (304 different member donors)
- ✓ Since project inception, Lake Restoration Committee has spent \$1,048,971 on equipment, setup, and consulting expenses.

***Any Questions on Lake Restoration, please contact Ed Weston and Mike Schwartze***





# Lake Restoration: Results so far...

- Approx 420,000 cubic yards of muck removed
- Average increase in **water depth** of about 18 inches across the lake
- Significant reduction of harmful bacteria
- Reduction of harmful weeds
- Improved **water clarity** by 18 – 24 inches
- Improved fishing and overall ecosystem

Go to [www.ilpoa.org/restoration](http://www.ilpoa.org/restoration) for more information and the latest reports from SIS Bio and Restorative Lake Sciences



# Septic Systems

**If you have a complaint regarding a Septic System here is what you should do**

*Contact the Crawford County Health Department and notify them you would like to make a complaint: **573-775-2555***



# CARE Update

- Monthly CARE Report
  
- New Security Vehicle

**Rules Violations or Nuisance Property Complaints**  
Send email to [bod.rdixon@ilpoa.org](mailto:bod.rdixon@ilpoa.org) or [indianlake@ilpoa.org](mailto:indianlake@ilpoa.org)



# Road Committee Update

***July Road Assessment vote achieved 56% favorable, but short of 2/3 majority needed***

***Continue to evaluate options for funding road improvements***

***Expect further communication in Q4 as plans are developed***



# What are we voting on this year?

**Rules Committee – Barry Alick, Tom Orelup, Susan Garrow, Robert Thom, Don Kalista, Scott Cason**

## **By-Laws**

#1 – Simple Majority in 3 places

#2 – Attorney Fees – Administrative Charge of \$150 if legal action brought

## **Rules & Regulations**

- Rule 1 – Increase fines for unauthorized watercraft on Lake - \$250
- Rule 2 – Limits on artificial weighting (wedges, water ballast tanks, etc.) of watercraft
- Rule 3 – Funding Lake Restoration through increased Boat Sticker Fees
- Rule 4 – Rental Dock Fees – set by Board of Directors
- Rule 5 – Excessive wake rule – Citations/Fines up to & including banning
- Rule 6 – Immediate fines for speeding on roads – all vehicles immediate \$100



# What are we voting on this year?

## Rules & regulations continued

- Rule 7 – Clarify rules to include Side by Sides and all other motorized vehicles
- Rule 8 – Increase fines for rules violations and citations - \$0, \$100, \$300
- Rule 9 – Rules violations to be cited on per occurrence basis
- Rule 10 – Fines for destruction of Association owned property
- Rule 11 – Rules and Regulations to be changed by simple majority
- Rule 12 – Lowering of the Lake

***Ballots were mailed on October 13<sup>th</sup>***

***Must be received at Post Office Box by November 16<sup>th</sup>***



# Meet the Candidates

- Michael Schwartze
- James (Jim) Hill
- Jonathan (Jon) Howard
- Alberto (Al) Santiago
- Keith (Bubba) Ford
- Andrew Selkirk
- Gary Weber
- Joseph (Joe) Mischik
- Gregory (Greg) Rivera



# Wrap Up





