

# Lake LaSalle

Property Owner's Association Inc.



Spring 2016 Newsletter

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### Lake LaSalle Property Owners Association Board Meeting Minutes - April 21, 2016

The meeting was called to order at 6:30 pm at the home of Jared Sawyer, Fishing Director. Present were Ed Ranard, President, Charlie Backofen, Vice-president, Linda Schwaner, Treasurer, Mary Backofen, Secretary, Directors Joe Giblin, Joe Ridenour, John Slater, Kurt Ellinger and Jared Sawyer.

The minutes of the January 21, 2016 meeting were read and approved.

President Ranard first discussed animal control which is an ongoing problem. He has the latest copy of the Animal Control Document of Brown County and suggests that the Board continue to use it as before to continually educate pet owners on the lake the importance of adhering to county laws. The bottom line is: the minute a pet steps off of the owner's property, that pet must be under direct control of its owner. If not, the pet and owner are already in violation of the law. Pet owners need to realize that some people feel immediately threatened by the presence of dogs or cats. An owner may know that their pet means no harm, but others do not. Ideally, pet complaints should first be made to the pet owner. But complaints may be reported directly to Animal Control/ Sheriff's Office. Unresolved complaints should be reported to Animal Control, as well as all complaints involving the threat of bodily harm to a person or pet. Most people are hesitant to report a neighboring pet problem out of courtesy to their neighbor. But not reporting a dangerous animal is to subject others to the possibility of injury, and that is unacceptable.

Ed next presented an overview of our status with the sale of Lot 1 and its adjacent 17.5 acres. Charlie Backofen, V.P, and he have diligently addressed all concerns of the Board and our members with the scrutiny and advice of our attorney. Charlie then continued and reviewed that the owner of Lot #1 has a legal document from the 1960's giving the adjacent 17.5 acres lake privileges at three points where the property meets the lake. There was a cordial, fact-finding meeting between Ed, Charlie, and the property owner to discuss the sale of the property and the LLPOA's lake access concerns. It was agreed that no more than three lots can be developed in the 17.5 acres by a future owner and with one dock permitted at each lot. An eventual lot owner is required to become a full member of the LLPOA at full dues and is subject to its Constitution, Covenants and Restrictions, By-laws and Resolutions. Lot 1 which is part of the property sale already requires full membership. It was also agreed upon that any future owner of the 17.5 acres must also be a member of the LLPOA due to the right of access to the lake, independent of Lot 1. The Agreement would be legally binding forever and requires a survey to be completed that identifies the three lake access points. The cost of the survey will be equally shared by the property owner and the LLPOA. The final document will be signed by three officers and the seller, notarized and filed with the Brown County Recorder's Office. A motion was made by John Slater with a second by Joe Giblin to approve this Agreement. The motion unanimously carried.

V.P. Backofen next presented an **Executive Board Resolution** that defines the requirements for payment of annual dues fees. The Board sought the advice of our attorney regarding its responsibility and authority to define the requirements for the application of annual dues fees. The attorney's opinion is that the Board has the authority to make such a determination. *The resolution applies to all property owners in Additions I and II of Lake LaSalle Estates and any lot that has lake access. Beginning May 1, 2016 each property owner shall pay one annual dues fee per lot that is not contiguous to that property owner's lake front lot. However, other lots that do adjoin a property owner's lot would be covered by the one annual dues fee. If a member's adjoining lot is developed for residential use, then an additional dues fee will be assessed. Property owners who own lake front lots that are not contiguous prior to May 1, 2016 are "grandfathered" and will be assessed one annual dues fee.* The rationale is that under the current assessment policy property owners in Additions I and II are assessed

one annual dues fee amount whether or not their lots are adjoining. This could lead to a reduction in revenue necessary to maintain the lake and common grounds. This resolution also addresses the concern that a buyer could purchase multiple lots that are not contiguous for personal or business/rental purposes. A motion was made by Linda Schwaner to approve this Resolution No. 2 with a second by Kurt Ellinger. The motion unanimously passed.

The next discussion addressed "property rental." There are clear responsibilities in the By-laws regarding property rental. Removing completely the option to rent one's property would be too intrusive to the owner's rights. Therefore, the Board wishes to amend the By-law that states a property must be rented for no less than 6 months. The amendment is as follows: **A property must be rented for no less than one year will be on the ballot for the annual meeting in September.** John Slater made a motion for approval and it was seconded by Joe Giblin. The motion unanimously carried.

Linda Schwaner, Treasurer, reports the following in our accounts: As of 3/31/16 **Savings - \$14,965.71 Checking - \$51,074.05 and SBA Loan principle balance - \$64,012.36**

7 property owners have paid nothing on their annual dues. Reminders were sent out in April. If there is no payment activity in 6 months/end of June, our Constitution states a lien will be filed. Liens will be discussed and set at the July Board Meeting. A motion to accept this report was made by Joe Giblin with a second by Kurt Ellinger. Motion passed.

Mary Backofen, Secretary, wrote to Diana Biddle, Roads County Commissioner, requesting an on-site meeting at Thunder Creek check dam to get an answer on rip-rap removal. There have been many e-mails, phone calls and two face-to-face meetings with Mike Magner to no avail since July, 2015. The last message from Mike Magner to Ed Ranard was that it is now OUR responsibility to remove the rip-rap. After a second request for this on-site meeting, an e-mail reply stated that as soon as conditions were drier along the silt pit, the county would do the removal. Reminders will be sent to Ms. Biddle regularly until the job is finished. This is an expensive project. **In the meantime, an extreme amount of silt has come over that dam due to the rains of the mild winter through mid-April.** Ms. Biddle also mentioned that our roads' resurfacing is being discussed. We will continue to trust as told by Mike Magner at the 2015 Annual Meeting that we are on the schedule for this year.

Joe Giblin, Complaints and Compliance, reported only one complaint, a dog issue where neighbors felt threatened when the dog was off its property. As always, talk to that neighbor or call Animal Control.

Joe Ridenour, Entertainment, is working on an evening outdoor gathering to be held in June. Information will follow as that plan develops.

Jared Sawyer, Fishing, has a new supply of Lake LaSalle logo boat stickers anonymously donated by a kind member. He plans to have all lake water craft bear the same logo.

John Slater, Maintenance, along with Charlie Backofen met at the dam with a DNR representative on April 20 as our dam was chosen among others to be part of the "DNR Dam Project." This project will result in an updated emergency action plan and an inundation map of the area should our dam fail. All work will be done by the DNR. Also, there were four requests for mowing bid forms and only three were returned. The lowest bidder, STB Lawn Care/Doug Bailey received the mowing contract for 2016. Secretary, Mary Backofen, also called two other local lawn care providers seeking their bids but with no results. Finally, the silt-pit clean out is being evaluated for each pit this spring.

Kurt Ellinger, Communications, reports no changes to our well established site. If you have listed a home for sale and it is no longer listed, please advise him. Likewise, please e-mail him with your item/s to sell. Photos are always appreciated for the quarterly newsletter.

A motion to adjourn at 8:55 was made by Joe Ridenour with a second by John Slater. Motion passed.

Respectfully submitted,  
Mary Backofen, Secretary

# Lake Lowdown



More **big** fish taken from Lake LaSalle!



Aubrey and Evan Sitzman treating their Newfoundland puppy, Tracie, to her first canoe trip. She didn't rock the boat!



And the winner is.....our very own Steve Hilton. Steve was a participant in a chili cook-off fundraiser sponsored by Psi Iota Xi Sorority of Brown County for the Arts, Theatre, and Music Departments as well as academic scholarships. Steve took the number one spot by getting over 104 "votes" with his Beef Brisket Chili. Lake LaSalle was well represented at this event with many of Steve's friends and neighbors in attendance. Congrats to Steve!

# Spring Meet and Greet

Let's thank Ken & Sally Gindling for hosting a Spring Meet and Greet Party at their home on April 23rd.



# Maintenance Report

## Our Silt Pit Saga

Those of us who use the north end of LaSalle Road daily see this unsightly mound. It extends across and deep into Thunder Creek silt pit. The flood of July, 2015 brought rip-rap placed by the Brown County Highway Department into this vital, lake preserving area. Even more rip-rap from the ditch on the northwest side of Three Story Hill Road washed through the culvert pipe that night. After nine months of e-mails, phone calls, and two face to face meetings with the

Roads Superintendent, the heap remains and continues to force extensive silt over the dam. At our insistence the County Commissioner is now involved and has stated that they will do this expensive removal soon. So we again wait for drier conditions while continued rain dumps more silt.



Additional signs are now added on north and south LaSalle Road. The same signs will be placed on Chickadee and Cardinal Drives after resurfacing. A huge thank you to Curtis McCloud for facilitating their purchase, delivery and installation.

# Lake Lasalle Association

## 2015/2016 Board of Directors

Name Office Committee	Year Elected	Term Expires	Contact Info
<b>Officers</b>			
Ed Ranard President	2015	2016	Email bcsandsailor@gmail.com Ph. (812) 597-4089 Cell (765)516-3542
Charlie Backofen Vice President, Budget/Finance	2015	2016	Email chasbac@aol.com Ph. (812) 597-4871
Linda Schwaner Treasurer	2015	2016	Email linda128@msn.com Cell (317) 374-6463 Ph. (317) 881-5279
Mary Backofen Secretary, Document Control	2015	2016	Email chasbac@aol.com Ph. (812) 597-4871 Cell (260) 615-9120
<b>Directors</b>			
Joe Ridenour Entertainment	2014	2017	Email jsridenour@live.com Ph. (812) 597--0135
Kurt Ellinger Communications Newsletter/Website	2015	2018	Email kurtell@icloud.com Cell (317) 514-7003
Joe Giblin Complaints & Compliance Building	2015	2018	Email jgiblin@sbcglobal.net Ph. (812) 597-0890
Jared Sawyer Fishing	2014	2017	Email jared.sawyer22@gmail.com Cell Ph (316) 409-5055
John Slater Maintenance	2013	2016	Email grnhog63@yahoo.com Cell (317) 459-1094

# Who to Call

"When you need a helping hand"

**Cecil Swafford, Jr.**

Carpentry, decks, roofs, remodeling 597-0486 or 812-720-0695

**The Chimney Man**

Chimney cleaning by Steve Beaumont 812-829-4558

**Parker Construction**

Carpentry, decks, roofs, remodeling 812-597-4355

**Critser's Flowers & Gifts**

Shane White in Morgantown 812-597-4551

**Honey Creek Tackle**

Huge selection of fishing tackle, rods and reels, live bait and quality outdoor gear.  
Located south of Bargersville on State Road 135

**Knight's Electric** - Licensed and Insured 812-327-3014

**Clearshine**

Window and or Gutter Cleaning Service. Owner operator is Allan Woolbright  
Pleasant St., Edinburgh, IN 46124, 812- 350-3481 E-mail [clearshine@sbcglobal.net](mailto:clearshine@sbcglobal.net)

**Randull Hupp** - Drywall and Ceiling Repair 812-603-6349

**A.S HVAC Heating and Cooling** - Bruce Smoot 317-800-9925

**Sturgeon Stone and Landscape**

Rock Seawall, Rip Rap and Drainage - Mike Sturgeon 812.325.2333

**Pontoon Launch and Removal** - Mike Van Horn 239-898-1397

**Editor's Note:**

Please let me know who you would like to see here on the "Who to Call" page. We all know someone or company that have been a trusted and reliable service provider!

Respectfully,  
Kurt Ellinger  
Communications Director