



# Lake LaSalle

Property Owner's Association Inc.

Summer 2016 Newsletter

## Summer 2016 Newsletter

### Lake LaSalle Property Owners Association Board Meeting Minutes July 28, 2016

The meeting was called to order at 6:30 p.m. at the home of Joe Giblin/Complaints and Compliance Director. Ed Ranard, President, was absent. Present were Vice-President Charlie Backofen, Treasurer Linda Schwaner, Secretary Mary Backofen, Directors Joe Giblin, Jared Sawyer, John Slater, Kurt Ellinger and Joe Ridenour. The minutes of the April 21, 2016 meeting were read. There was a motion to approve by Linda Schwaner and a second by Joe Giblin. Motion passed.

**Vice-President Backofen** wrapped up details on the sale of Lot #1 and its adjacent 17.5 acres that are spelled out in the April 21, 2016 minutes. The Agreement has been recorded in the County Recorder's Office. This Agreement goes with the land in perpetuity and not with the property owner. The completed survey of the property contains its three points of access into lake itself. The Southwest corner of the 17.5 acre parcel adjacent to lot 1 extends 49' into the lake.

**Treasurer, Linda Schwaner**, reported only one property owner has paid no dues. A lien will be filed by the secretary in August.

She also reported the following account information as of 6/30/16:

**Savings: \$14,966.65      Checking: \$48, 507.15      SBA Loan: \$59, 961.12**

**Secretary, Mary Backofen**, reviewed her past two e-mails to Mike Magner, County Superintendent of Roads and Diana Biddle, County Commissioner/Roads. In both e-mails she stated a lengthy case and review of previous meetings and correspondence on the county's rip-rap still remaining in the silt pit on Thunder Creek. There has been no reply to either e-mail. In following the newspaper's account of the County Commissioners Meetings in June and July, it seems the money expected from the state will not be received until the county comes up with matching funds (\$1,000,000) through vehicle taxes. She quoted from the newspaper Mr. Magner saying, "We have 100 miles of roads in Brown County to resurface and available funds to do only 10 miles." So we wait.

Many calls and e-mails for all types of home services, dock repair/building, pontoon repair/launching, etc. have come through during the summer. She encourages members to keep the newsletter's list of contacts for such services handy. Kurt Ellinger will put a reminder in the upcoming newsletter. Our website is available for the same information.

Mary asked for and received approval of September 11, 2016 for the Annual Board Meeting. The meeting will be held again at St. David's Episcopal Church, Bean Blossom, IN from 1 p.m. to 3 p.m. Homemade desserts and soft drinks will be served. It will be a business meeting/review of the year with an open forum for questions. The upcoming election at this meeting needs candidates for the officer positions of secretary and treasurer and one director's position. A candidate has already stepped up for the position of secretary so two positions remain. Mary will first reach out to the newest property owners in an e-mail and then to the entire membership a week later. Personal calls will follow if necessary.

**Joe Giblin, Complaints and Compliance**, reports only one complaint of a barking dog. He talked with the dog's owner who immediately addressed the problem.

**Joe Ridenour, Entertainment and Activities**, reported that the pitch-in dinner held at his home in June was well-attended and fun. He wants to know if members would like more events. In his absence for the Annual Meeting, Mary Backofen volunteered to handle the building space set up and refreshments.

**Jared Sawyer, Fishing**, reports positive fishing through the summer with several very large bass caught. He notices an absence of catfish, despite the addition of over 1,000 several years ago. It is time for a krill count of our fish by next spring. There have been a few complaints about the amount of weeds along the perimeter of the lake and especially at the north end where it is shallow and sunlight encourages growth. Likewise, a very large growth of algae on the lake surface has been growing which breaks up and scatters if the rain is hard. Charlie has called Aquatic Control that we have used before to evaluate the situation and make recommendations for treatment of one or both conditions if necessary. Jared and Charlie will meet with Aquatic Control on Friday, August 5, at 9:00 at the boat launch.

**John Slater, Maintenance**, continues to seek a solution for painting the spillway cage at the dam. It will need to be taken apart, sand blasted in some areas, painted and repositioned. He will get a bid for this as soon as possible. He also will have our lake water tested for ecoli through the County Health Department.

Both silt pits at the north end are scheduled to be cleaned out by early fall. Charlie received a total bid of \$23,625 for the two together in June from Sizemore Concrete. It has been two years since the last clean-out of both pits. The rip-rap in Thunder Creek has delayed its clean out a full year. Sizemore Concrete has now agreed to include the rip-rap removal for the same bid price. Charlie reviewed for newer Board members the history of the check dams. Christopher Burke Engineering in Indianapolis recommended the design for the dams and submitted applications to I.D.E.M. for final approval. The maximum efficiency of any design for the check dams is approximately 60%. A motions to approve the clean out of both dams was made by Jared Sawyer and a second by Kurt Ellinger Motion passed.

**Kurt Ellinger, Communications**, appreciates the many photos of summer activities and fishing submitted for the next newsletter. He will address any member's request for information pertinent to the lake in this next edition. He will be adding a link to a source for high speed internet available to property owners.

A motion to adjourn was made at 8:20 by John Slater and a second by Linda Schwaner. Motion carried.

Respectfully submitted,  
Mary Backofen  
Secretary

# Lake Lowdown



“Who’s behind those Foster Grants?” Marie Mooney soaks up the sun in our inviting water during a hot spell.



Pete Iaria caught a 6lb 6oz Largemouth Bass on Lake LaSalle 5/6/16

**Frank Wrzalinski, 8069 N. LaSalle Rd.** on a possible high speed Internet provider:

My reason for writing today I wanted to bring it to your attention and our Lake LaSalle Community, the current push for High Speed Internet in Brown County. Mainstream Fiber is currently running ads in the Brown County Democrat to determine the need for high speed internet in Brown County and our area for one. They are asking for interested parties to show interest by going to [www.msfiber.net/service](http://www.msfiber.net/service). This is to only show interest not commit. If you go to the site look for Brown County click and show interest or Sign Up.

I know this is a stretch to have speed internet in Brown County, at a reasonable cost but the benefits of having this type of service in our area would make a major impact to our Community. Many of us work in Indy, but having this service available at home would be a plus for working from home. The benefits and economic impact on the communities that offer this service and the positive effect it has on home values. It is also well known, younger people want modern utilities available to them.

**We are sad to announce that Daryl Soots**, a long-time resident of our community, passed away Saturday, July 30. If you wish to remember his wife, Carol, with a card or message, their home is at 8180 LaSalle and their long-standing directory number is 1-812-597-4585.

**Be VERY cautious of a massive burrowing of hornets** near the “No Trespassing” sign along the I.D.E.M. restoration area on LaSalle Road. One of our mowing crew came upon the area with great regret this morning. The swarm is so heavy that they cannot try to find the hole or treat it until later this afternoon.

Please be advised to keep your pets and yourselves clear of this threat.

# Lake LaSalle Property Owners Association

## Executive Board Resolution No. 1

### Constitution Article 4 – Organizational Structure, subsection 2d. item 2

#### Functions of the Treasurer.

The functions of the Treasurer shall include the following: Arrangements can be made for an approved payment plan as needed by contacting the Treasurer. A “Letter of Agreement” must be signed by the property owner and returned to the Treasurer. Payments must be continuous and the annual dues must be paid in full by December 31. Failure to comply with the payment arrangements will result in a lien filed on the property.

### Reasons for the Resolution.

At the July 2015 quarterly meeting of the Executive Board a discussion took place regarding the current practice of allowing property owners to setup a payment schedule to pay their annual dues. Over the years the Board has deemed it necessary to increase the annual dues to meet the increased cost of maintaining the lake, and pay for special projects. In recognition of this greater financial obligation placed on the members, the Treasurer has implemented a payment program that will allow for the annual dues to be paid over a period of time without the penalty of a lien filing.

The above referenced section of the constitution relating to the Treasurer’s duties reads as follows:

**“Collects dues, maintenance fees and/or special assessments.”**

There is no suggestion as to how those dues are to be collected. Article 16, paragraph 4 states in part that **“The Secretary shall keep a separate description of all official Board pass procedures and processes that are used by the Board and its committees in conducting their business.”** This includes the **“collection of outstanding dues and assessments”**.

Passage of this Resolution will give the Treasurer formal approval to continue the practice of allowing property owners to enter into a payment arrangement to satisfy their obligation to pay their annual dues.

## **Lake LaSalle Property Owners Association Executive Board Resolution No. 2**

### **Constitution Article 10 - Dues**

On and after May 1, 2016, the following changes in annual dues requirements shall be binding on all property owners in Additions I and II of Lake LaSalle Estates and any lot that has lake access. 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 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 annual 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.

### **Reasons for the Resolution**

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. To address the concern that a buyer could purchase multiple lots that are not contiguous for personal or business purposes, the LLPOA Board has implemented the above resolution.

Approved April 21, 2016

# 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"

## **Swafford Brothers**

Carpentry, decks, roofs, remodeling. Aaron 812-360-2045 or Nick 812-703-3392

## **The Chimney Man**

Chimney cleaning. Steve Beaumont 812-829-4558

## **Parker Construction**

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

## **Critser's Flowers & Gifts**

Shane 812-597-4551

## **Honey Creek Tackle**

Huge selection of fishing tackle, rods and reels, live bait and quality outdoor gear. 317-422-0102

## **Knight's Electric**

Licensed and Insured. 812-327-3014

## **Clearshine**

Window and or Gutter Cleaning Service. Allan Woolbright 812- 350-3481 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

## **Metal Roof Solutions, Inc.**

317-781-6734

## **Steve Ward**

Painting 317-878 -5045

## **Tyler White Tree Service**

765-341-9193 765-341-5417

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