

A scenic view of a lake with a dock in the foreground, surrounded by trees and a clear sky. The text is overlaid on the upper portion of the image.

Lake LaSalle

Property Owner's Association Inc.

Winter 2016 Newsletter

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

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

The minutes of the October 22, 2016 meeting were read and approved.

President Ed Ranard first summarized his meeting with a lot owner regarding building a car port on his lot. Building restrictions of the Association prohibit its placement.

Ed next gave details of a recent meeting with Mike Magner, Superintendent of Brown County Highways. He was assured of the road repair of Chickadee and Cardinal Drives next year; however, the problem of rip-rap remaining in Thunder Creek since last July's flooding remains. There had been one face-to-face meeting with Mike in September by Mary Backofen and five e-mails from her about the problem. This mound of rip-rap disallowed our measuring the silt pit for a potential dig out in the fall. Since then, winter flooding of silt over the coffer dam has been major due to the displacement of the water by this mound. Ed has taken photos of the area prior to the snowfall and is preparing to e-mail Mr. Magner and his superior, Diana Biddle, County Commissioner, about our continued frustration with this negative and costly impact on our environment. He will continue his communications of the same until action is taken.

He then asked for a discussion and consensus on whether or not to fill the position of Long Term Planning Director vacated by Harry Hicks who has sold his property. This directorship term ends in 2016 and the Board agreed that with the good commitment and attendance of the present members filling that position can happen at our next annual meeting/election.

Ed discussed that, due to miscommunication of sellers, buyers and realtors about our deed restricted community, sometimes buyers are uninformed about the restrictions that govern Lake LaSalle Estates Sections I, II and III. He suggested our adding a sign beneath our two existing signs that would state "Deed Restricted Community." A suggestion was made to have similar signs at the entrance of Chickadee and Cardinal Drives. There was a consensus to move forward.

Ed addressed the continuing concern of the sale of Lot 1 along with its adjoining 17.5 acres. The Board approved to proceed with additional legal research regarding that sale. In addition, it is seeking legal advice regarding "dues with respect to non-adjointing properties." **All present property owners will be "Grandfathered" in our present dues payments if and when changes occur.** A motion to proceed with the legal research and advice was made by John Slater with a second Linda Schwaner. Motion passed.

Vice-president, Charlie Backofen, reported that he has prepared and submitted in December the LLPOA 2015 Tax Return. The Board appreciates his donation of time for this task. Also, he has received dues for 2015 and 2016 for lots 79 and 80.5. The remaining amounts that relate to existing liens have not yet been paid. Payment is expected in the near future from the trustee.

He has been contacted by the DNR for our lake to participate in a Dam Safety Study that will produce an updated emergency action plan and inundation map. The timeline for this study will be from April through July of 2016. The Engineering firm of Christopher Burke of Indianapolis has been retained by the DNR to perform this study at no cost to the LLPOA. At the conclusion of the study, a meeting will be held with all the study participants from other chosen lakes and the Brown County Emergency Management Director. We will receive copies of the new Emergency Action Plan and Inundation Map for our future use and updating.

Charlie has prepared a detailed mowing bid proposal for mowing and trimming services for the 2016 season. This process will be done yearly. Members will be asked by e-mail to contact their mowing services to encourage multiple bid proposals. John Slater, Director of Maintenance, will be the contact person.

Linda Schwaner, Treasurer, reported that Sandy Ridenour did our annual audit and all is in good order. Our membership is grateful to Sandy for donating her time and expertise. Dues for 2016 have been gradually flowing in with a deadline of the end of January. At present there are no active property liens with payment expected soon from a trustee for Lots 79 and 80.5 from 2013 and 2014.

At the last meeting the Board voted to apply an extra \$10,000 to our SBA loan and to transfer \$5,000 from checking to savings and Linda has completed those transactions. **Our current balances which include these transfers are as of December 31, 2015:**

SAVINGS ACCOUNT: \$14,964.77

CHECKING ACCOUNT: \$20,989.35

SBA (Small Business Assoc.) LOAN: \$67,584.77 (reflects extra \$10,000 payment)

Secretary, Mary Backofen, reported that she too had continued to correspond with Mike Wagner this past quarter. She also had communicated with the owner of Lots 111 and 112 just prior to the sale of the property regarding the necessity of disclosing that we are a deed restricted community. That owner did comply. She immediately gave two new property owners in Section III Welcome Packets with all of our governing documents to be proactive about building restrictions. In December she visited Hills' O Brown County Realtors in Nashville regarding their knowledge of our lake being a deed restricted community. Based on these findings she will contact each real estate office involved in future sales in order to share our governing documents. If a property owner is selling on his own, he MUST make this disclosure.

Mary has recently received four dog complaints (confrontation, excessive barking, dogs NOT on leash and dogs running through yards.) The LLPOA does not handle such complaints as it is a neighbor to neighbor issue or county animal control issue. A reminder of our county and LLPOA combined directives about dogs and cats will be forthcoming.

There were no reports from directors of Complaints and Compliance, Entertainment or Fishing.

John Slater, Maintenance, is getting a bid on powder coating our dam cage to avoid the need for painting. There will be further discussion at the April meeting.

Kurt Ellinger, Communications, due to his absence submitted his report by e-mail. He now manages our web site and has updated all areas. Information regarding adding a Classified section to the Properties for Sale area of the web site is forthcoming. He also encourages members to submit photos and information to him. He plans to print and mail the newsletter within two weeks after each meeting.

At 8:25 Linda Schwaner made a motion to adjourn the meeting with a second by Charlie Backofen. Motion passed.

Respectfully submitted by Mary Backofen, Secretary

Lake Lowdown

UPDATED WEBSITE AND NEW CLASSIFIED SECTION

Please visit ***lakelasalle.com*** when you have a chance. We have recently brought the site up to date and would like to hear your ideas for improvement. We do plan to make the site a place for you to visit often to keep informed of Lake LaSalle news, view classified ads and keep in touch with your neighbors.

Please email any ideas for the website or **classified ads** to Kurt Ellinger (kurtell@icloud.com). If you do not have access to email, please drop a note off to Mary Backofen and she will get the information to me.

“LIONS, TIGERS AND BEARS... OH, MY!”

OK, so we don't have lions... or tigers... or bears in our lake community, but we do have cats and dogs. We do have pets who are loved and often regarded as members of the family.

We need to realize that our pets are genuinely members and neighbors of our lake community as well. And as such, the public behavior of our pets directly affects neighborhood morale and sense of well-being.

Our Association Board receives more complaints regarding pet behavior than any other. Most of these occur when the members of our community are out walking, jogging, or bicycling and are confronted in some way by a pet that is not confined by a fence or on a leash. Other complaints involve owners walking their pets and not having that pet on a leash, allowing unleashed pets to roam on to neighbor's lawns, and not removing their pet's waste from neighbor's lawns and common properties.

LLPOA governing documents stipulate that such complaints are to be addressed and resolved between the affected neighbors. The Brown County Animal Control Office may also be contacted as appropriate.

But there is one issue that will result in prompt Board attention, and that is any pet behavior resulting in an individual feeling genuinely threatened and in fear of bodily harm. Additionally, pet owners whose animal has in fact attacked an individual are liable for both legal action and civil suit and penalties.

A little common courtesy and respect when it comes to monitoring the behavior of our pets can go a long way toward avoiding the kind of tension we do not need in our community.

Ed Ranard
President, LLPOA

Happenings

Please welcome the new owners of Lot 82, Robert Horton and Patricia Bledsoe to Lake LaSalle!



The Mooney family on their Thanksgiving Day cruise!



The road isn't the only thing being updated on Chickadee. Joe Ridenour painted a new sign for Chickadee entrance.

Road Report

FINALLY!

It seems that the county is beginning the long awaited drainage preparation for the resurfacing of Chickadee this year.

If LaSalle Road members have concerns about the road near your property, also report.

Please contact Mr. Magner at his request if you have any questions or concerns:

**Michael J. Magner, Brown County Highway Department
P.O. Box 2088
711 Greasy Creek Road
Nashville, IN 47448
Office: 812-988-4545
Fax: 812-988-5619
Cell: 812-361-6937
E-mail: magnerm@browncounty-in.us**



Lake Lasalle Association

2015/2016 Board of Directors

Name Office Committee	Year Elected	Term Expires	Contact Info
Officers			
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
Directors			
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

McCloud's Home Maintenance

General construction, landscaping, docks and painting, contact Andrew McCloud 317-965-6333

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

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