



Lake LaSalle

Property Owner's Association Inc.

Summer 2018
Newsletter

Summer 2018 Newsletter

Lake LaSalle Property Owners Association Board Meeting Minutes Thursday July 26th, 2018

The meeting was called to order at 6:01pm at the home of Joe and Carolyn Giblin.

Present were: President Sally Gindling, Treasurer Dan Jackson, Secretary David LaFon, Board members Kurt Ellinger, Joe Giblin, Lisa McCloud, Jared Sawyer John Slater. Not Present: Jeff Mooney

Minutes from the April 19th, 2018 meeting were approved via email by all Board members.

President Sally Gindling took suggestions on what the next steps were for the continued cleanup of Ashbury Dam.

- Additional trees greater than 4 inches will still need to be removed. The Board will request bids to have it done over a period of time.
- There are large brush piles that will need to be removed. Suggestion was made on having someone remove it vs. burning it. The Board will get quotes on removing the brush at a reasonable cost.
- Issues with chickens on Lot #91. The Board will send 30 day notice to homeowner to have them removed regarding Covenant #11 in the bylaws.
- Suggestion was made to fill in the Lake LaSalle waterfall area with Rip-Rap. The Board will request bids.
- Lisa McCloud updated the Board on the new landscaping of the boat dock. Coming along nicely.
- Jared Sawyer addressed the water analysis on Hilfiker Cover. City Health Department has been difficult to work with. Sally will call.
- Shoreline inspection of trees. Sally attended dam conference. They mentioned that tree roots help prevent erosion. You should only remove trees if it is a safety risk. They also mentioned leaving the grass on the dam side at 6 inches. Lakes side can be cut normally.
- Question came up as to whether the weeds were sprayed on the rip-rap. This should not have been done. Will check with landscaper.
- Suggestion was made to find a new person for routine limb removal. Lisa will call a person recommended to us.
- Lisa mentioned that the new sign for the cage will be here on 7/30/18.
- Discussion on modifying the Lien date for lots who have not paid. This will be up for a proxy vote at the Annual meeting.
- Concern that Rumpke is damaging the end of Chickadee Dr. David will monitor the situation.
- Sally reminded the Board to make sure we all check the Bylaws before giving someone information on what they can or cannot do.
- Suggestion was made to create a "Fact" sheet to new homeowners for living in Lake LaSalle. The Board decided that it could be misinterpreted as being the only rules in Lake LaSalle.
- Silt measurements were taking in June 2018. Suggestion was made to boat owners to drive in the canals to keep silt moving.
- Spoke to homeowners about tree limbs that are hanging over the canal. They are in the way of boat travel. Homeowner agreed to let us cut the limbs.
- Sally and new maintenance board member will look into an estimate of cleaning out the silt pits next year

Secretary David LaFon – reported the following.

- Preparations for Annual Meeting are under way.
- 3 Positions to fill on the Board for next year. The Board is contacting potential candidates.
- No liens for unpaid dues to be filed this year.

Treasurer Dan Jackson reported the following account information:

- Savings: \$14,972.72
- Checking: \$37,287.74
- SBA Loan: payoff amount of \$27,976.69
- Dan also reported that only one lot remains unpaid and the Board has been in contact with that owner.
- Reviewed next year's budget. There was a discussion on reclassifying certain items to make it clear.

Financials approved by John Slater and Joe Giblin second. Motion was approved by the remainder of those in attendance.

Board member Joe Giblin – reported the following complaints.

- Issue came up regarding a camper on one of the vacant lots. The camper has permission from the home owner to be on the lot. The Board will research the bylaws to see if there are any issues. The concern is that there should be no dumping of any kind in the lake.
- Possible broken pipe under the road around lots #42 and #43. Could start eroding the road. Board will need to determine who is responsible for fixing it. The county or Lake LaSalle.
- Complaint of cardboard boxes being dumped over ridge. At last check, the boxes were cleaned up.
- Complaint on Lot #44 looking messy. The Board will contact homeowner to clean up.
- Joe would like to remind everyone to watch for hidden hornet's nest lying near branches and in the ground. Please watch when going into a wooded area and moving limbs or branches.

Board member Jared Sawyer - reported

- The recent fishing tournament was a success and a lot of fun. Working on improvements for next year.
- Report bad fishing for the last two years. Jared believes part of the reason the spraying of the weeds. Will look into alternatives. Aquatic control currently does spraying.
- Jared is recommending restocking the lake.

Long Term Planning reported

- Dam inspections are due this year.
- Suggestion was made to find a new inspector.
- No dredging will be done this year.

Board member Lisa McCloud reported

- The Summer party was a great success. There were 3 boats in the boat parade. Rich and Susan Rardin won. Lisa has a lot of ideas for next year. Fireworks were awesome.
- Fall party is scheduled for Saturday, October 13th, 2018. Details to follow.

Board member John Slater reported

- Dock area will be sprayed this year
- Open/Close main dam valve maintenance performed with no issues.

Board member Kurt Ellinger reported

- Suggestion was made to send the newsletter out to all residents of Lake LaSalle and not just the voting members. Suggestion was also made to provide an email link to the newsletter.
- Continue to update website with homes for sale.

Annual Meeting is Sunday Sept 9th 2018. Time/Location TBD.

Next Board Meeting : Thursday, October 18th, 6:00pm Location TBD

Motion to adjourn by was made by Dan Jackson and seconded by Joe Giblin. Motion Passed. Meeting was adjourned at 8:30pm.

Respectfully submitted,
David LaFon, Secretary, LLPOA

Lake LaSalle Summer Fun!

A big "THANK YOU" to Lisa McCloud, our Entertainment Director, for planning and organizing the Summer Party. We enjoyed great weather and a great day that started with a fishing tournament at sunrise and was capped off by a fireworks display at Sunset. There was a boat parade around the lake and a terrific picnic dinner hosted by Dan and Sue Jackson. An ice cream bar and cornhole tournament. Don't miss it next year!



Neighborhood News

House Concert!

Bob and Pat Horton will be hosting a House Concert on Friday, October 12, from 6 to 9 pm at their home at 8316 N Chickadee Dr, featuring singer songwriter Frank Jones and guitarist Tim Tryon, both Brown County natives. They are planning on providing a large pot of chili and ask that attendees bring a side dish. There will be soft drinks and wine. A \$10 contribution for the musicians is suggested but not required.

2018 LLPOA Annual Meeting

Important Information Regarding LLPOA Annual Meeting:

LLPOA Annual Meeting – Sunday, September 9th, 2018
1:00pm

St David's Episcopal Church
Intersection of Highway 135 and SR45, Bean Blossom, Indiana 46160

Sweets and beverages provided by the LLPOA

Please see the following information for your review:

1. 2018 Annual Meeting Agenda
2. A copy of the minutes from the Annual Meeting for 2017. Please ***read prior*** to the meeting. The minutes from the 2017 annual meeting ***will not be read aloud*** prior to the vote of approval.
3. The Election Proxy Ballot for Officers and Directors for 2018-2019* (enclosed in envelope).
4. Proposed Constitutional Article 10 change.
5. Updated information from Mainstream Fiber Networks.

*The LLPOA Secretary, as proxy, will vote "yes" to all unreturned voting ballots and will likewise approve on your behalf the 2017 minutes as read if you do not attend the meeting.

**Lake LaSalle Property Owners Association
2018 Annual Meeting
September 9, 2018**

2018 BUSINESS MEETING AGENDA

Call to Order at 1:00 PM, All Voting Officially Closed

Welcome & Introductions

Current Board Members Present

Property Owners Present

Determination of Quorum

Approval of Minutes from 2017 Annual Meeting

Officer Reports

Treasurer - Dan Jackson

Secretary - David LaFon

Director Complaints & Compliance – Joe Giblin

Director Maintenance – John Slater

Director Fishing & Water Management – Jared Sawyer

Director Long Range Planning – Jeff Mooney

Director Entertainment & Activities – Lisa McCloud

Director Communications – Kurt Ellinger

Interim President – Sally Gindling

Unfinished Business

New Business

Election Results Announced – Secretary

Brief Presentation/Questions by Mainstream Fiber Networks

Adjournment

LAKE LASALLE PROPERTY OWNERS ASSOCIATION ANNUAL MEETING MINUTES

SEPTEMBER, 10TH 2017

The meeting was called to order by President Ed Ranard at 1:04 p.m. in the entry hall of St. David's Episcopal Church, Bean Blossom, IN. Present were 27 property owners of the Association. Refreshments of homemade cookies along with fruit and hot/cold beverages welcomed participants throughout the meeting period.

President Ranard welcomed everyone to the meeting and then asked for prayers for all the hurricane victims. He next introduced the current board members and thanked them for their hard work over the past year. He then thank Barb Ranard, who was not present, for organizing the refreshments and also thanked Cindi Pond for supplying the Welcome packets for new members of the lake. A big thank you to Curtis McCloud for procuring the new signs for LaSalle, Cardinal and Chickadee. These signs make a good impression for the lake. President Ranard mentioned how important it is for members to know that this community is a deed restricted community. He also wished to thank Charlie and Mary Backofen, also not present, for long time commitment to the Lake and the community. They will be greatly missed. The POA will still retain Charlie as a consultant

whenever the Board has unanswered questions. The Board also gave Charlie \$180 gift card to his favorite restaurant, St Elmo's in Indianapolis. President Ranard and the community celebrated the paving completion of Chickadee Dr. and Three Story Hill as well as the opening of State Road 135 in Bean Blossom as of this meeting.

Next President Ranard mentioned that the 2016 Annual Meeting Minutes was sent with the proxy ballot and newsletter. Community was requested to read the minutes. President Ranard asks if there were any changes or corrections to the 2016 Annual minutes. There was no changes or corrections and a motion was entertained to approve the 2016 Annual minutes. Motion to approve the minutes by Dan Jackson and second by Sally Gindling. Motion passed.

President Ranard spoke about how important it is for everyone in the community to take care of the Lake so that it can be enjoyed by all. It is the Board and the community's responsibility to keep the lake safe and maintain property our values. There are renters in our community and we need to treat them the same as all other members.

We need to show them respect. There is a military family that just moved in. Please welcome them to our community.

President Ranard mentioned that his primary goal for the new year is to make sure the community grasps what it takes to take care of the lake and the community. The jobs involved are multi-faceted and every facet interconnected with all other facets. Every facet affects the health and welfare of the lake. Failure to address a particular facet/issue affects everyone. For example: Ashberry Dam is actually our responsibility to maintain. This dam has a number of issues that need to be addressed so it will not fail. There is vegetation and trees growing on the dam and need to replace with clay soil. The cost just to have a plan developed will run approximately \$2000.00. Other items we take care of is down trees and limbs, maintain common areas, mowing, dredge silt pits, monitor and test the water quality of the lake, dock repairs, un-kept properties, complaints for pets and poultry, delinquent dues, lien filings just to mentioned a few.

Many of these items affect cash flow. The Lake rules are backed by law and in some cases the POA retained a lawyer to resolve the issue.

President Ranard then spoke about the monitoring of the dredge in the silt pits. They catch erosion. We received an estimate of approximately \$15,000 to have the pits cleaned. Thunder Creek brings a large of amount of water under Three Story Hill. The dam only captures about 10% of the silt, the rest flows into the canal. The dam needs to be further away, but that is not possible so we have to keep it clean. Heavy water flow carries limbs, mass vegetation and large debris into the lake. The canal will need to be dredged as a result. Another SBA loan may be needed once the current loan is paid off. We are ahead of schedule in paying off the current loan.

Next President Ranard spoke about how it is the seller's responsibility to notify potential buyers regarding the rules and bylaws of the lake. Buyers could sue the seller if they are not properly notified of the bylaws. Also, members need to ensure that they carefully review our governing documents before engaging in property improvements or construction projects. The Board will gladly review plans for such projects if requested. Any improvements or construction in violation of our governing documents will have to be reversed.

Treasurer, Dan Jackson reports:

Business Savings account balance as of 8/31/17 is \$14,970.54

Business Checking account balance as of 8/31/17 is \$36,018.80

SBA Loan Balance as of 8/31/17 is \$41,562.54

Dan Jackson also explained many of his responsibilities. Sometimes working 20 hours a week on LLPOA business, works with members on payments plans. Just let him know if you have issue making the Dues payments. Records who's paid, when, copies and deposit checks. Tracks all data on spreadsheets. Had the

books audited and audit came back clean. There were no issues. There was a motion by Curtis McCloud to approve Dan Jackson's report. Second by Sally Gindling. Motion passed.

Secretary, David LaFon reports:

As Secretary, I am present at all meetings with notes taken then submitted to Ed Ranard for editing and approval. The final notes are then sent to Kurt Ellinger for publishing in the newsletter. I have either e-mailed or personally delivered to all property owners who are selling their homes, to make available to their realtor and prospective buyers, our Governing Documents. I released one lien in this fiscal year and initiated a new lien this past July. I was asked to mention one important task that I do as Secretary. My primary function is to take notes at each meeting and then relay accurate information to the membership. Sometimes I have to go back in my notes and say, "did Ed really say that???" It is important that the membership knows what is going on at the lake and how it takes each and every one of us to take care of the lake. Whether it is picking up trash along the road as I have seen some people do or dragging out large tree limbs from the canal. I have only been here a few years, but know this is such an awesome lake with an awesome group of people. Motion to accept report by John Slater to approve the report, second by Dan Jackson. Motion passed.

Complaints, Joe Giblin reports:

There were a number of complaints this past year.

- Report of chickens on one property, they were removed but heard that the issue may have come up again.
- Complaint LaSalle property cleanup. Work in progress.
- Truck engine repair in one member's driveway.
- Dock repairs
- Speeding on the lake. Determined non-issue.
- 50HP boat issue. This was also resolved.

Motion to accept report by Sally Gindling, second by Curtis McCloud. Motion passed.

Curtis McCloud asked about handling a barking dog issue. POA recommends talking neighbor to neighbor to resolve the issue. Curtis agreed. Sally Gindling mentioned that many of the members would be happy to assist a neighbor in resolving such issues. Just ask. In times past, it seemed like members went out of their way to help one another and she believes that our members are willing to do so now. Let's make every effort to help one another as needs arise.

Maintenance, John Slater reports:

Dam issues, trees needs to be removed. Some limbs too large for membership to remove.

There was a past issue with a non-associate member regarding lake access and have equipment on his property to move large trees around lake. Will need to hire someone to remove. Suggestion was made to wait until the lake is frozen and drop the trees onto the lake and then have them removed. Motion to accept report by Marie Mooney, second Kurt Ellinger. Motion passed.

Fishing Director, Jared Sawyer reports:

Fishing has not been good this year. Only a few pictures received. Believe it is a weed issue. If we spray for weeds, fishing goes down. If we do not spray fishing is up, but you have a weed problem. Searching for a happy medium in keeping the lake clean and fishing up. There was a concern about the Carp. Large number of Carp in Thunder Creek canal. Any Carp caught should be thrown in the trash. Member asked if Fishing guidelines are given to new residents, yes it is in their welcome packet. These guidelines should be followed. The goal is to update these guidelines every five years. Suggestion was also made to have a sign at the boat launch explaining some of the fishing rules. Curtis and Jared will work on it.

There was a concern about the algae issues, many lakes have algae issues. We can treat it, but it is only temporary. It will normally come back. This is due to the warm winter. Member asked if Aquatic Control

could give us an action plan. There is a high cost for plans and maintenance. Difficult to get bids since we are a lake vs. a retention pond. Jared is still researching. Best thing to do is have all members clean around their docks. E-coli levels are safe and when testing is done, we test for other chemicals. Motion to approve Jared's report by John Slater, second by Sally Gindling, motion passed.

Long Range Planning, Sally Gindling reports:

That we are working on the Ashberry and Thundercreek dam and Hilficker cove issues. We do not believe Hilficker cove has ever been dredged. We will payoff other loan before dredging, but other than dredging, we still have ongoing maintenance for the lake. Motion to approve Sally's report by Carolyn Giblin, second by John Slater. Motion passed.

Communications, Kurt Ellinger reports:

That the new website will be live October 1st using our current website address. For now, members can preview the new website at www.new.lakelasalle.com. Kurt gave a brief demonstration of the website and the features. You can post spreadsheets, blogs and have a member's only section that is password protected. Kurt indicates that one of his other responsibilities is to send out the newsletter. If anyone has pictures or articles, please send to Kurt. Motion to approve Kurt's report by Lisa McCloud, second by Sally Gindling, motion passed.

Other Business:

We have a new U.S. citizen in our community. Congratulations to Jared and Mia Sawyer on the birth of their daughter, Theia Mei Sawyer!

Welcome to new members, Randy and Marcia Jones, lots 105 and 106.

Old Business:

None.

New Business:

Per the LLPOA Secretary, the votes for the new Board have been counted. The slate of officers and directors was unanimously approved. Your new 2017-2018 Board members are:

PRESIDENT (1 Year Term)	Ed Ranard
VICE PRESIDENT (1 Year Term)	Sally Gindling
SECRETARY (1 Year Term)	David LaFon
TREASURER (1 Year Term)	Dan Jackson
DIRECTOR OF FISHING (3 Year Term)	Jared Sawyer
DIRECTOR OF ENTERTAINMENT (3 Year Term)	Lisa McCloud
DIRECTOR LONG TERM PLANNING (2 Year Term)	Jeff Mooney (Replacing Sally's 3 year term)

Motion to adjourn meeting by John Slater, second Sally Gindling, motion passed.

Respectfully submitted,
David LaFon, Secretary
Lake LaSalle POA

LLPOA CONSTITUTION ARTICLE 10 PROPOSED DUES CHANGE

Date Dues considered "late"

Current article as stated in the LLPOA Constitution

ARTICLE 10 - DUES

The dues for Voting members are six hundred and eighty-nine dollars (\$689) per year, payable to the Treasurer January 1 of each year. Said dues is to cover a period from January 1, through December 31, of the year for which the member is billed.

Non-voting members shall pay no dues: instead they shall pay an annual maintenance fee of an amount equal to sixty per cent (60%) of the annual dues paid by the Voting members, payable to the Treasurer on January 1 of each year. Said maintenance fee is to cover a period from January 1 through December 31, of the year for which the member is billed.

At the July Board meeting of each year, as appropriate, the Board shall direct the Secretary to file a lien against any voting property owner who has not paid his or her dues for a period of six (6) months or more. A penalty of 10% per year on the balance due July 1 shall be added to the amount owed. The dues together with the penalty, interest at the statutory rate, cost and reasonable attorney's fees shall be a charge on the land and shall be a continuing lien upon the property against which such dues is owed. The dues shall be the personal obligation of the person who was the owner of such property at the time when the dues fell payable.

Proposed Change

The dues for Voting members are six hundred and eighty-nine dollars (\$689) per year, payable to the Treasurer January 1 of each year. Said dues is to cover a period from January 1, through December 31, of the year for which the member is billed.

Non-voting members shall pay no dues: instead they shall pay an annual maintenance fee of an amount equal to sixty per cent (60%) of the annual dues paid by the Voting members, payable to the Treasurer on January 1 of each year. Said maintenance fee is to cover a period from January 1 through December 31, of the year for which the member is billed.

On April 1st, as appropriate, the Board shall direct the Secretary to file a lien against any voting property owner who has not paid his or her dues/fees. A penalty of 10% per year on the balance due April 1st shall be added to the amount owed. The dues together with the penalty, interest at the current prime rate, cost and attorney's fees shall be a charge on the land and shall be a continuing lien upon the property against which such dues is owed. The dues shall be the personal obligation of the person who was the owner of such property at the time when the dues fell payable.

Reason for Change

To expedite payment of dues to cover LLPOA expenses.

Lake LaSalle Expansion Proposal

Several neighbors have shown interest in service by taking our survey. With 75% participation from **both the Lake LaSalle and Three Story** neighborhood zones, Mainstream is prepared to begin network construction in the area at a discounted rate for residents who sign-up during a limited discount period. Based on the amount of interest received in the area, we are prepared to begin construction as early as September.



\$100 Installation

Once 75% of the neighborhood has shown interest in service, Mainstream will begin construction in the area and sign-ups will become available for a limited time. For the community, MSFN will be discounting the standard \$450.00 installation rate to \$100.00 for a total savings of \$350.00. Registering during this time will expedite the installation process and lock-in the discounted rate for those interested.

** Visit msfiber.net or call 812-720-9423 to learn what is included with installation.*

So, how do we get connected?

- ✓ **Take the survey online, by phone, or in person at our office.**
More interest is needed from the two zones to reach 75% participation.
You can track Lake LaSalle and Three Story at msfiber.net
- ✓ **Spread the word.**
Encourage your neighbors to complete this step if they would like to be connected.
This will help move the zone to connection and allow us to notify them during the discounted period.
- ✓ **Don't miss the discounted rate.**
Neighbors who register during this time will receive over 75% off the one-time connection cost and be placed first on the list when installations begin.
- ✓ **Schedule your installation.**
When interested neighbors have completed the sign-up step and our team has finalized construction, you will be contacted by a Mainstream technician to schedule your installation appointment.

For more information or to refer a neighbor, please contact us at:

msfiber.net
info@msfiber.net
Call 812-720-9423
Text 812-721-0290

Lake LaSalle Association

2017/2018 Board of Directors

Name Office Committee	Year Elected	Term Expires	Contact Info
Officers			
Sally Gindling Interim President, Budget/Finance	2017	2018	Email sagindling@yahoo.com (317) 626-0455
Dan Jackson Treasurer	2017	2018	Email djackson@hoosiergasket.com (317) 258-0360
David LaFon Secretary	2017	2018	Email davidlafon@att.net (317) 319-2872
Directors			
Lisa McCloud Entertainment	2017	2020	Email lamcccloud50@gmail.com 317-437-4773
Kurt Ellinger Communications Newsletter/Website	2015	2018	Email kurtell@icloud.com 514-7003
Joe Giblin Complaints & Compliance Building	2015	2018	Email jgiblin@sbcglobal.net (812) 597-0890
Jared Sawyer Fishing	2017	2020	Email jared.sawyer22@gmail.com (316) 409-5055
John Slater Maintenance	2016	2019	Email grnhog63@yahoo.com (317) 459-1094
Jeff Mooney Long Term Planning	2016	2019	Email jmooney50@yahoo.com (765) 860-2753