

Lake LaSalle Property Owner's Association Inc.



Summer 2019 Newsletter

Lake LaSalle Property Owners Assn. Inc.

PO box 452 Morgantown IN 46160

www.lakelasalle.com

Summer 2019 Newsletter

LAKE LASALLE PROPERTY OWNERS ASSOCIATION QUARTERLY MEETING July, 25TH 2019

The meeting was called to order by President Sally Gindling at 6:02 p.m. at the home of Maintenance Director Curtis McCloud and Entertainment Director Lisa McCloud. All Board members were present.

Minutes from April 25th, 2019 Board meeting were approved by each Board member via email.

President, Sally Gindling mentioned that a second quote for dredging Thunder Creek and Hilfiger cove was received and came in at approximately \$43,000. Dan Jackson, Treasurer has been inquiring about obtaining a line of credit for the lake vs. a loan. A line of credit would allow more flexibility for emergencies and future dredging projects. Another SBA loan is not possible unless a natural disaster occurs. The current SBA loan will be paid off in March of 2020. Once the loan is paid off, a similar payment of \$1,500 will continue to be transferred into a Lake LaSalle dredging fund. This will allow the Lake LaSalle POA to pay cash for future dredging projects vs. using a line of credit/loan (if approved). Due to the current incoming dues, outgoing expenses and the already scheduled digging out of the coffer dams, it will be September 2020 before we are able to dredge Thunder Creek and Hilfiger Cove. A more detailed letter will be sent to all Lake LaSalle, POA members describing our incoming dues vs. our outgoing expenses. Board has recommended that any boaters travel along Thunder Creek to help break up some of the current silt. The Board is aware that the situation in Thunder Creek may get little worse before it can be dredged. Any member considering taking alternative measures to get Thunder Creek dredged earlier will only result delaying the dredging longer and place an additional financial burden on the Lake LaSalle POA. The Board would appreciate everyone's patience while we work thru this issue. The Board believes that Lake LaSalle POA will have a more stable financial position come September 2020.

The Board has also been sending inquiries to other Lakes regarding their costs on dredging and yearly dues to see if Lake LaSalle is in line with other communities.

The cleaning of Ashbury dam is progressing. The pile of brush previously on the site has been taken care of. The Board to acquiring estimates on removal of the larger trees on Ashbury dam along the water line.

Bill Kershaw is assisting with adding a load of gravel at the boat ramp. Bill and the Board will meet to determine if additional gravel is needed. Bill is also reviewing lot 107's drainage issue due to broken pipe. The recommendation is to sleeve it.

The Board received an inquiry concerning the common area between lost 51 and 52 and the lake. These lots do not have direct lake access to due the original plan of having a road along those lots. The Board has responded to the homeowners.

Sally also reported that there are 2 openings for Board members for 2019 – 2020. The openings are Vice President and Secretary. An email will be sent to all Lake LaSalle POA members to see if anyone is interested in coming onto the Board for 2019 -2020. Mark Helm will move into the Presidents position for 2019 -2020. It was also suggested to move the Annual Meeting to Saturday, September 7th instead of Sunday September 8th. Place and time to be determined due to multiple events going on Sunday.

Mark Helm, Vice President has nothing additional to report.

David LaFon, Secretary reported that preparations are under way for the Annual meeting.

David also inquired with a few homeowners along Thunder Creek if they would be interested in adding rip-rap once dredging is completed. A shelf along the canal would be created so the rip-rap will be built up to help prevent erosion.

Dan Jackson, Treasurer reported

Checking Account Balance as of 7/25/19:	\$54,345.63
Savings Account Balance as of 7/25/19:	\$14,975.70
SBA Loan Balance as of 6/20/19:	\$10,895.63 will be paid off in March 2020

Total Dues collected for 2019	\$43,268.00
-------------------------------	-------------

Dan also reported that Lake LaSalle will only to report a “postcard” tax filing in lieu of 990-EZ to the IRS.

There was a discussion on moving to a single check signer on Lake LaSalle’s necessary bills. It was determined that Lake LaSalle will continue to use 2 signers per check. There are 4 Board members that can sign checks on behalf of the POA. Motion to approve the treasurer report by Curtis McCloud and second by Lisa McCloud. Motion passed.

George Smeltzer, Director of Complaints and Compliance will formally request a copy of the renter’s agreement for lot 91. The By-laws require that the Lake LaSalle POA have a copy of all renter’s agreement in their files. Previous email requests to the owners of lot 91 has been unresponsive. There was also a noise complaint filed with the Lake LaSalle POA concerning the boaters from lot 91.

Curtis McCloud Director of Maintenance recommended that the valves will need to be rebuilt soon. Mark Helm will obtain a quote for getting this done. Curtis also recommended that all Board members should be notified when a new homeowner has moved into Lake LaSalle. Cindi Pond does an excellent job with the welcome packet, but it would be great if the Board would also welcome our new neighbors. Curtis also recommended replace damaged/missing signs along the lake. His estimate is \$260.00 for approximately 8 signs. These are “No Trespassing”, “Private Lake”, “No Fishing from dam” etc... The Board will review this request.

Jared Sawyer, Director of Fishing reported that the recent water testing showed the lake is at safe E. Coli Bacterial levels. In fact lower in recent years. Next water samples are scheduled in the Fall. Jared also received an estimate on performing a fish survey count to determine what kind of fish, if any, needs to be added to the lake. The estimated cost is \$1,340.00. The process is referred to as electrofishing and does not harm the fish. This will be done in the Fall. The last survey was done in 2011. Jared also recommended adding catfish to the lake. Catfish will not come up on the fish survey being performed and don’t reproduce in man-made lakes. The estimate for this is approximately \$1,600. The Board will review the request.

Jeff Mooney, Director of Long-Term Planning, reviewed the common areas and do not show any issues at this time. The valves have been open and closed on a routine basis. Has nothing to report at this time.

Kurt Ellinger, Director of Communications has updated the Welcome Packet for new home owners that Cindi Pond provides and has placed a copy on the Lake LaSalle website for potential Lake LaSalle homeowners to review. Cindi will still personally deliver a packet to each new homeowner

Lisa McCloud, Director of Entertainment, reported that the Summer party was cancelled due to the passing of Joe. The events of the Summer party will be combined with the Fall Party. A date will be sent out at a later time.

Motion to adjourn meeting at 7:50pm by Curtis McCloud, second Dan Jackson, motion passed.

The Annual meeting will be on Saturday, September 7th at 1:00pm

The next Board meeting will be Thursday, October 17th, 2019 6:00pm. Location TBD

Respectfully submitted,
David LaFon, Secretary
Lake LaSalle POA

Summer Fun



Fall Party

We have rescheduled our summer lake party. The new date will be October 5th and will be our fall lake party. The fishing tournament, boat parade, picnic, cornhole tournament and fireworks will all take place on this date. Mark your calendars and start thinking of your creative theme for the boat parade! Join in on the fun and don't miss this annual event, it's a great time. A schedule of events will be sent out mid September. Lisa McCloud is still taking donations to purchase fireworks. Hope to see you all there!! The picnic will take place at the Jackson's and Helms' at the north end of the lake.

Good Neighbors

A reminder about #8 of our Covenants: **Activities** - The area shall not be used for game hunting or target practice with any type of firearm. No noxious or offensive activity shall be carried out on any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the area.

Crappie Fever!

Big Crappie pulled out of the lake this summer!



2019 Annual Meeting

When: Saturday, September 7th, 2019 1:00pm

Location: Brown County Public Library
205 Locust Lane
Nashville, IN 47448

Sweets and beverages will be provided by the LLPOA

We have enclosed the following information for your review:

1. 2019 Annual Meeting Agenda
2. A copy of the minutes from the Annual Meeting for 2018. Please read prior to the meeting. The minutes from the 2018 annual meeting will not be read aloud prior to the vote of approval.
3. The Election Proxy Ballot for Officers and Directors for 2019-2020*.

*The LLPOA Secretary, as proxy, will vote “yes” to all unreturned voting ballots and will likewise approve on your behalf the 2018 minutes as read if you do not attend the meeting.



Lake LaSalle Association

2017/2018 Board of Directors

Name Office Committee	Year Elected	Term Expires	Contact Info
Officers			
Sally Gindling President, Budget/Finance	2018	2018	sagindling@yahoo.com (317) 626-0455
Mark Helm Vice President	2018	2019	mhelm@pipeinc.net 317-491-5622
Dan Jackson Treasurer	2018	2019	jackman342@comcast.net (317) 258-0360
David LaFon Secretary	2018	2019	davidlafon@att.net (317) 319-2872
Directors			
Lisa McCloud Entertainment	2017	2020	lamccloud50@gmail.com 317-437-4773
Kurt Ellinger Communications Newsletter/Website	2018	2021	kurtell@icloud.com 514-7003
George Smeltzer Complaints & Compliance Building	2018	2021	kiwiinject@gmail.com
Jared Sawyer Fishing	2017	2020	jared.sawyer22@gmail.com (316) 409-5055
Curtis McCloud Maintenance	2018	2021	pappym50@gmail.com 317-373-1106
Jeff Mooney Long Term Planning	2016	2019	jmooney50@yahoo.com (765) 860-2753

Who to Call

“When you need a helping hand”

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	Fishing tackle, rods and reels, live bait. 317-422-0102
Knight’s Electric	Licensed and Insured. 812-327-3014
Clearshine	Window and Gutter Cleaning. Allan Woolbright 812- 350-3481
Randull Hupp	Drywall and Ceiling Repair. 812-603-6349
A.S HVAC	Bruce Smoot 317-800-9925
Metal Roof Solutions	317-781-6734
Daviess County Metal Roofs	812-486-4299
Steve Ward	Painting 317-878 -5045
David Blacktorn	Building, Remodeling - 371-674-5761
Blue Collar Plumbing	Matt Woolems - 317 560 9044
Collins Tree Service	812-320-0548
Brown’s Tree Service	317-738-0627
Merriman’s Tree Service	765-318-7217
Our Family Tree Service	317-995-3630
Chad Smith	Boat Service, Launch and Removal - 765-318-0616
Nate Boram	Boat Service, Launch and Removal - 317-748-2174
Holly’s Custom Canvas	Boat covers, biminis, seats, carpet 317-550-6818
Owens Septic	800-506-4551

Lake LaSalle Utilities

Morgantown Volunteer Fire Department	Non-Emergency phone: 812-597-1120
Morgantown Police Department	Non-Emergency phone: 812-597-4604
Brown County Water Utility	(812) 988-6611 browncountywater.com
Duke Energy (Electric)	800.521.2232 duke-energy.com
Warford Silgas (Propane)	812-988-4373 warfordsilgas.com
Gaile’s Propane (Propane)	812-597-4451 gailspropane.com
Mainstream Fiber (Internet)	(844) 752-6736 msfiber.net

**LAKE LASALLE PROPERTY OWNERS ASSOCIATION ANNUAL MEETING
SEPTEMBER, 9TH 2018**

The meeting was called to order by President Sally Gindling at 1:00 p.m. in the entry hall of St. David's Episcopal Church, Bean Blossom, IN. Present were 18 property owners of the Association. Refreshments were provided throughout the meeting period.

Sally welcomed everyone to the meeting and then asked the current Board members to introduced themselves and thanked them for their hard work over the past year. Board members not present were Joe Giblin and Kurt Ellinger. Sally then asked the other property owners to introduce themselves. She then thanked Lisa McCloud for organizing the refreshments and also thanked Cindi Pond for supplying the Welcome packets for new members of the lake.

Next Sally mentioned that the 2017 Annual Meeting Minutes was sent with the proxy ballot and newsletter. Community was requested to read the minutes. Sally asked if there were any changes or corrections to the 2017 Annual minutes. There was no changes or corrections and a motion was entertained to approve the 2017 Annual minutes. Motion to approve the minutes by John Slater and second by Curtis McCloud. Motion passed.

Dani from Mainstream Fiberoptics provided an update on providing high speed internet to Lake LaSalle. At the time of this we only needed 17 more members to submit the survey. The installation fee was reduced from \$450.00 to \$100.00. Once Mainstream starts building in this area, the installation fee will return to \$450.00. Mainstream has unlimited data. You only pay for the speed you want.

Treasurer, Dan Jackson reports:

- Business Savings account balance as of 8/31/18 is \$14,973.22
- Business Checking account balance as of 8/31/18 is \$35,231.93
- SBA Loan Balance as of 8/31/18 is \$25,094.69
- Dan Jackson also explained many of his responsibilities. The SBA loan will be paid off in approximately 18 months. There was a motion by Curtis McCloud to approve Dan Jackson's report. Second by Jeff Mooney. Motion passed.

The change to Constitutional Article 10 was passed. It reads as follows:

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.

Secretary, David LaFon reports:

As Secretary, I am present at all meetings with notes taken then submitted to Sally Gindling for editing and approval. The final notes are then sent to Kurt Ellinger for publishing in the newsletter.

- Released two liens in this fiscal year
- Initiated one new lien.

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 Dan Jackson to approve the report, second by Cindi Pond. Motion passed.

Complaints, Joe Giblin reports:

Joe is coming off the Board and was not present for the meeting. He submitted his report to the Board. Joe writes; "First of all I would like to thank all the Board members, past and present for their help. This year was not as busy as in years past. I believe this is because people are more aware of the rules and regulations of the lake. Biggest complaint was the chickens. A letter was sent out to the property owner. We were notified that the chickens were removed. Motion to accept report by Lisa McCloud, second by John Slater. Motion passed.

Maintenance, John Slater reports:

John is also coming off the Board. John reports that maintenance is in good shape and in the process of transferring materials to the next Maintenance Director. Motion to accept report by Curtis McCloud, second by Linda Schwaner. Motion passed.

Sally presented John Slater with a service award and gift card and thanked him for all the years of service he has provided to the Board and to the lake.

Fishing Director, Jared Sawyer reports:

- Removed 2 trees from Hilflicker Cove after the annual meeting. Received 3 bids and made decisions based on the bids to award the tree removal contract.
- Sent in 3 water samples for testing in the fall.
- Went out and enjoyed watching the ice fishing last winter.
- Received complaints about below average fishing conditions for the spring and summer.
- Received good complements from community members during the annual meeting.

Motion to approve Jared's report by John Slater, second by Dan Jackson, motion passed.

John Slater said that the fishing has been fine in the lake this past year. Curtis McCloud said fishing has been average. Pete Iaria indicated that the fishing has been good. Suggestion was made to track the fish that they catch and evaluate the fishing. There was discussion on different processes on treating the lake. Jared will research different methods.

Long Range Planning, Jeff Mooney reports:

- Ashberry dam gully was filled by the highway.
- LaSalle Rd, portion needs to be repaired by county.
- Pipe from lot #107. Broke. County has no responsibility in repairing. It is up to the homeowner and Lake LaSalle POA. POA is getting bids on repairing the pipe.
- We have 2 bids on computing the Ashberry cleanup.
- POA is making plans for the next project Thunder creek and Hilflicker cove. Once current dredging is paid off, we will roll that money into the next project. A short-term project for Thunder creek will be to supply rip-rap for the dirt arounds to prevent additional damage.
- Will need to dredge Thunder creek and suggestion was made to get sea walls along the LaSalle Rd side. Will ask property owners if they would be interested in the same for their property.
- Will obtain quotes for rip-rap and sea walls. We do not believe Hilflicker 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 Jeff's report by Linda Schwaner, second by Jared Sawyer. Motion passed.

Communications, Kurt Ellinger reports:

- New website went live this past year and will improve as needed.
- The site is based on the WordPress platform, which is very flexible.
- Open for suggestions on how to improve the website. Suggestions on how to improve the website can be sent thru the "Contact Us" link on the website. Feel free to also submit content for the newsletter.
- Look for a new, refreshed newsletter design in the upcoming year.
- Do not forget to check the "Calendar of Events" page to find out which upcoming events may interest you including the Fall party.

Motion to approve Kurt's report by Curtis McCloud, second by Mark Helm, motion passed.

Entertainment, Lisa McCloud reports:

- In February, game night was hosted by Lisa and Curtis McCloud.
- In May, new neighbor meet and greet at Sally and Ken Gindling's home.
- In July, summer party – Fishing tournament by Jared Sawyer, Boat parade, picnic at Dan and Susan Jackson's home.
- Replaced canoe with posts and nautical rope at the boat ramp, Dan Jackson, Mark Helmand myself. Installed by Curtis McCloud and myself.
- The "No Wake Idle Only" sign has been completed, but not installed yet.

Upcoming Events:

- Fall Party – Oct. 13th, 2018 at Dan and Susan Jackson's home. Fishing tournament. Suggestions on food games.
- Holiday Party – Late January 2019

Suggestion was made to mail flyers for upcoming events to each homeowner. Sally suggested having a sign board to promote different events. Motion to approve Lisa's report by Linda Schwaner, second by Mark Dan Jackson, motion passed.

Other Business:

- Sally spoke about the yearly operational costs of the lake. There have been no operational dues increase for 15 years. There was a dredging increase 10 years ago. Our minimal operating costs for the lake is \$33,000 per year. Our revenue (if 100% of property owners pay) is \$43,000. This leaves little margin for unexpected expenses. May need to consider a dues increase in the next 2- 4 years. Suggestion was made to use a small cost of living increase each year. Lake LaSalle dues are lower than majority of the lakes in the area.
- Linda Schwaner mentioned that the Board contact information is no longer on the website. The Board will investigate.
- Jared Sawyer suggested having the fishing documents more visible on the website.
- Sally mentioned that there will be two neighborhood cleanup days. November 3rd, 2018 and April 13th 2019. Please mark this on your calendar. It takes everyone to maintain the lake.
- Sally has requested bids for removal of fallen tree on 9/8/18
- Sally is working on a 5-year plan. If we have to lower the lake, homeowners will need to think about repairs to docks or improvements and start preparing financially.

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 2018-2019 Board members are:

PRESIDENT (1 Year Term)	Sally Gindling
VICE PRESIDENT (1 Year Term)	Mark Helm
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
DIRECTOR OF COMMUNICATION (3 Year Term)	Kurt Ellinger
DIRECTOR OF MAINTENANCE (3 Year Term)	Curtis McCloud
DIRECTOR OF COMPLAINT/COMPLIANCE (3 Year Term)	George Smeltzer

Motion to adjourn meeting at 2:48pm by John Slater, second Jeff Mooney, motion passed.

Respectfully submitted,
David LaFon, Secretary
Lake LaSalle POA