



Lake LaSalle

Property Owner's Association Inc.

Winter 2020
Newsletter

Lake LaSalle Property Owners Assn. Inc.

PO box 452 Morgantown IN 46160

www.lakelasalle.com

Winter 2019 Newsletter

Lake LaSalle Property Owners Association Board Meeting Minutes January 16, 2020

The meeting was called to order by Linda Schwaner, Vice President, at 6:08 p.m. at the home of Dan Jackson, Treasurer via a request for Roll Call to be conducted by Gretchen McFarland, Secretary. Also in attendance were Curtis McCloud, Director of Grounds and Maintenance, Lisa McCloud, Director of Entertainment, George Smeltzer, Complaints/Compliance, Sally Gindling, Long Range Planning and Kurt Ellinger, Director of Communications. Absent were President Mark Helm and Acting Director of Fishing, Jeff Mooney. The Board members would once again like to thank Dan for hosting and for providing refreshments during the meeting.

Vice President – Linda Schwaner: Linda Schwaner raised the topic of the Board's recordkeeping specifically how the documents are viewable on the website. After robust discussion, it was determined that all documents including the Constitution, Resolutions and By-Laws would be integrated on the website for a more functional, transparent and easily understandable document for any visitor to the LLPOA website. This should clarify any confusion on any of the Governing Documents topics, to include how and when annual dues are due/payable and when the lien process commences. This motion was seconded by Sally Gindling.

In reviewing the Homeowners List, Linda has noted that Lots 116/117 and 118-121 are not noted on the list though they are part of Lake LaSalle Estates. This will be reviewed further and addressed as may be necessary.

Treasurer - Dan Jackson: Dan distributed hard copies of the Budget to the Board members, including a running spreadsheet of the 2020 Dues remitted to date. It was confirmed that all dues are to be received by April 1 of each year. Liens will be filed April 2nd against any homeowner who does not remit by the due date.

Dan also provided an update relative to the unsecured STAR loan. The process to finalize the loan is ongoing and Dan is working with STAR Bank to provide all necessary supporting information.

Secretary - Gretchen McFarland: All current and historical Do Not Destroy documents were provided to Dan Jackson, Treasurer, who will place those in the LLPOA bank lockbox for safekeeping.

Gretchen will handle the task of updating all the Governing Documents language as discussed above and submit them to the Board for final approval. She will volunteer to assist Jeff Mooney in updating the Fishing Guidelines as well.

Director of Fishing – Jeff Mooney: In Jeff's absence, the Fall 2019 Jones Fishing Survey was discussed. It was noted that the Fishing Guidelines housed on the LLPOA Website would require updating based on the new survey recommendations. The survey also made recommendations relative to fish habitats that the lake could improve on. Curtis McCloud will work with Jeff on these habitat recommendations to include any DIY tasks lakefront homeowners could potentially assist with as may be interested.

Director of Complaints/Compliance – George Smeltzer: George’s proposal to amend and expand upon the language of the Covenants and Restrictions, Section 7, paragraph 8, “Activities” was discussed and updated language was drafted out and agreed upon. George will update the document and provide to the Board for final approval. Seconded by Sally Gindling.

Director of Maintenance – Curtis McCloud: Curtis and Sally discussed the clearing of Ashbury Dam. It was agreed they would re-walk the dam, ID the trees/saplings that require removal (tentatively six), mark the trees with paint and make arrangements to have them cut down. This is the responsibility of the lake. Curtis and Sally also discussed the drainage pipe issue at Lots 41 and 42. One quote has been verbally relayed to Curtis by Smiths Paving and Excavating. They advised the proper repair would require digging out and replacing the pipe. This would require digging up the road. It has also been brought to the Board’s attention that the septic field from Lot 109 may be leaching into the pond abutting Lot 108. The owners of Lots 107/108 were advised to report this to the Brown County Health Department. Curtis will confirm whether this has occurred and whether any inspections done on Lot 109 (currently for sale) are required to be shared with the County Health Department.

Curtis continues to monitor the lake for any reports of beaver activity.

He will also seek feedback from other local lake associations for tree removal contacts to aid in the current need for tree removal in Hilfiker Cove and also any future tree removal needs. It’s noted that once the trees are in the water and especially if they become waterlogged, the process to remove becomes more difficult and some tree companies are not equipped nor interested in these jobs.

Director of Long Range Planning – Sally Gindling: On the topic of recordkeeping, it was agreed that the Secretary and Sally would review inherited documents and destroy any obsolete or duplicate information. Cloud storage on our website was also discussed. Kurt can assist with same.

One quote for dredging Thunder Creek and the coffer dams has been received and provided to the Treasurer. Sally will continue to seek additional quotes for this project. Based on lakebed conditions once the lake is lowered, it will be determined if Hilfiker Cove can be included in this dredging. This would add to the cost (extra days of equipment use and cost per truckload to haul out).

It was discussed whether we should consider retaining an outside maintenance person/company to be on a monthly retainer to assist with small projects such as debris and trash removal.

The Record is noted that the topic of the potential for an increase in annual dues was discussed. No recommendations were tabled but given the age of the lake and its property the costs to maintain same have and will continue to increase.

Director of Entertainment - Lisa McCloud: Lisa reported she will continue to look into a winter/early spring get together to bring our neighbors together during the winter months. It was also discussed that the “New Owner Cocktail” typically hosted by the Gindlings is slated for its biennial return in April. Stay tuned for details.

Director of Communications- Kurt Ellinger: It was noted the Annual Meeting Minutes were missing from the Fall Newsletter. Kurt has added those to the Website. He has also advised he has set up a GoDaddy account for the Lake Association website so that it will stand alone under its own account. This will be a transparent change other than the annual \$15 charge this will incur. Kurt will also provide editable copies of the Governing Documents so that the Secretary can make the agreed upon changes as noted above.

A motion to adjourn the meeting was made by Sally Gindling at 8:06 p.m. and seconded by Kurt Ellinger.

Respectfully Submitted,
Gretchen McFarland, Secretary

Rules and Regs.....

The beginning of a new year is a good time to review the By Laws and Constitution that provide the foundation for a efficient and smooth running lake community. Please review these documents and keep their statements top of mind when interacting with neighbors and others. Note that all of these documents are available in the Governing Documents section of our website. www.lakelasalle.com

LAKE LASALLE PROPERTY OWNERS ASSOCIATION BY-LAWS

Intent of the By-Laws - These By-Laws are intended to control the operation of Lake LaSalle Estates in a manner which will protect the property owners, their families, guests, and other occupants (e.g., renters). They are not intended to be restrictive without just reason and are subject to revision as future situations may dictate.

Abiding by the By-Laws - Resolution of disputes as to interpretation of the By-Laws or failure to abide by these By-Laws shall reside with the Board. Members of the Association have a responsibility to see that they, their family, all guests, and other occupants (e.g., renters) know and obey the following rules. Furthermore, each member has the responsibility to inform those in violation of the rules. The Chairman of the Complaints Committee of the Board should be informed if members or guests refuse to abide by these By-Laws.

Renter By-Law - Property owners in Lake LaSalle Estates, Inc, Additions I, II and III shall not rent their properties for a period of less than 6 months. Renters shall abide by the Lake LaSalle Property Association By-Laws. When renters fail to comply with the by-laws, the property owners will be notified and held responsible. Property owners shall incorporated the Lake LaSalle Property Association By-Laws into their rental agreements. Property owners who rent their property shall notify the Secretary of the Association and provide the names of the renters and the terms of the rental agreement.

Procedure of Enforcement of the By-Laws - The Chairman of the Complaints Committee of the Board shall determine the validity of an alleged violation of the By-Laws. If warranted, the Chairman shall then inform the offender, verbally (first, if possible) or in writing, of their failure to abide by the rules. If the violation continues, the Board reserves that right to take legal action against the offender.

Voting and Nonvoting Members - For purposes of clarification, members are either Voting or Nonvoting. "Voting Members" are those who own Lake LaSalle Estates property with lake frontage and "Nonvoting Members" are those who own property in Lake LaSalle Estates without lake frontage. Active Nonvoting Members pay an annual maintenance fee and special assessments equal to sixty (60%) of those paid by Voting Members. Only dues-paying property owners, their families, guests, and other occupants (e.g., renters) are eligible to use the lake and common grounds.

RULES

Use of the Land and Lake

1. The speed limit on all roads, drives and/or circles within Lake LaSalle Estates is twenty (20) miles per hour as set by the Brown County Commissioners and is enforceable by the Brown County Sheriff's Department.
2. Parking is limited to off-road areas and is prohibited on or within fifty (50) feet of the dam.
3. Use of the dam, spillway, easement area and adjacent land (between Lot 12 and Lot 13) for any purpose other than launching boats is prohibited (unless through permission from the Board), except member may park on the east side of the boat ramp while their boats are in the water...so long as access to the boat ramp is not restricted and boats are not left overnight.

Maintenance of the Land and Lake

4. The use of horses, motorcycles and/or snowmobiles is prohibited on any of the common ground or on the lake.
5. It is forbidden to throw rubbish of any kind into the lake, roadways, common grounds, or any other part of Lake LaSalle Estates. It is also forbidden to allow trash to accumulate on any lot to where it is an eye sore or a hazard to person or property. "Trash" includes (but not limited to) piles of dead vegetation, rubbish, non-functional boats, docks in ill-repair, and non-licensed motor vehicles.
6. Property owners shall not allow fire hazards as defined by the State Fire Marshal to exist on any property of Lake LaSalle Estates.
7. It shall be the duty of property owners to remove trees which fall from their property into the lake and which may present a hazard to person or property. Removal must be within thirty (30) days after written notification from the Board. Should a property owner fail to remove said fallen trees within that time frame, the Board shall have the trees removed and surcharge the property owner.
8. All docks shall be built with safety in mind and must meet any applicable building codes. All existing docks shall be maintained in a safe condition with the property owner being responsible therefore.
9. It is prohibited to allow anything to extend into the lake more than sixteen (16) feet beyond the shoreline.

Boating, Skiing and Other Activities

10. Boathouses shall not be built on Lake LaSalle.
11. Only property owners' boats (houseboats prohibited) are allowed on the lake.
12. A nonvoting member's boat (pontoon boats prohibited) shall enter and leave the lake at the dam boat ramp and not be left on the lake or common property overnight.
13. Every boat operated on the lake must have a Lot Number sticker displayed on the right front portion of the boat (stickers may be obtained from the Board Treasurer).
14. Boats, except pontoon boats, shall not exceed eighteen (18) feet in length.
15. Voting Members shall not have motors above forty (40) hp on their boats. Non-voting members are restricted to motors of ten (10) horse power or less.
16. Maximum boat speed shall be twenty (20) miles per hour. For safety reasons and to allow minimum disturbance to fishermen, boats operating before 9:00 a.m. and/or after 7:00 p.m. shall be operated at no wake speed.
17. Motorized boat racing is prohibited.
18. Motorized boats shall grant right-of-way to non-motorized boats.

19. All craft shall carry the Coast Guard approved life jackets and safety equipment as required by law and shall be operated with safety and courtesy in mind.
20. Between the hours of 9 a.m. and 7:00 p.m., the direction of travel, with the exception of sailboats, shall be counterclockwise.
21. Water skiing shall be limited to the area bounded by the dam, the buoy off Lot 83, and the buoy between Lots 42 and 74. All other areas are "no wake" speed zones except for the purpose of channel maintenance by Board authorized individuals.
22. In the interest of safety, no more than four (4) boats pulling skiers and/or flotation devices should be on the lake at one time. Operators are encouraged to respect the desires of others wishing to ski during the period of peak activities.
23. Boats towing people on skis or other devices shall contain a minimum of two responsible passengers, one operating the craft, the other facing backward observing the skier and controlling the tow line as required by law.
24. Boats shall pull only one person on skis or other device at one time.
25. All persons being towed by a boat must wear a life jacket or ski belt.
26. Skis released for slalom skiing should be dropped close to the shoreline and picked up expeditiously.
27. Owners shall be responsible for damage caused by their equipment floating on the lake.
28. Jet skis and similar types of self-propelled units are not allowed on Lake LaSalle.
29. No motorized wheeled vehicles are to be operated on Lake LaSalle and its common grounds nor are they to be operated in an unsafe or in a nuisance manner in Lake LaSalle Estates or its roads.
30. Fishing is not allowed from the dam.
31. No ice-fishing hole may be larger than a standard six (6) inch ice auger and shall be properly marked to prevent injury to ice skaters.
32. Shooting, trapping, or otherwise harming of wildlife is prohibited. Hunting or trapping of certain pest animals may be allowed by the Board on a limited basis to prevent property damage.

LAKE LASALLE PROPERTY OWNERS' ASSOCIATION CONSTITUTION

ARTICLE 1 - NAME

The name of this organization shall be Lake LaSalle Property Owners' Association, Incorporated. (Hereinafter referred to as the "Association.")

ARTICLE 2 - PURPOSE

This association is a non-profit organization with the sole purpose of taking effective, collective measures for the prevention and removal of threats to the tranquility, value, or safety of the Lake LaSalle Estates; by establishing by-laws, rules and regulations, assessing funds for the maintenance of the lake and lakeside and instigating good safety ordinances.

ARTICLE 3 - MEMBERSHIP

Membership in the Association shall be classified as follows:

1. Voting Members

Any property owner in Lake LaSalle Estates, Inc., Additions I or II is eligible for Voting membership in the Association. Voting members shall pay the full dues and shall be entitled to all rights and privileges of membership in the Association.

2. Non-voting Members

Any property owner in: a.) Lake LaSalle Estates, Addition III, b.) The "metes and bounds" area located in the Southwest corner of the intersection of Lake LaSalle Road and Three Story Hill Road, or c.) or the six-acre tract located in the area across Chickadee Drive from Lot Number 70, but limited to one (1) membership, is eligible for Non-Voting Membership in the Association. Non-Voting members shall pay an annual maintenance fee. Non-Voting Members are not eligible to hold office in the Association. Non-Voting Members shall have fishing, picnicking, and swimming rights, and the same rights as Voting members in regard to the use of the Common areas.

Non-Voting members are restricted as follows:

- a. Non-Voting members' boats shall be those, which are propelled by hand or powered by a motor not to exceed ten (10) horsepower and excluding all pontoon boats.
 1. Non-Voting members' boats shall not be left on the Lake overnight.
 2. Non-Voting members shall only have access to and from the Lake via (1) the boat ramp or (2) the designated common area just North of Lot #59.

3. Inactive

Any Voting member who does not pay his or her dues, maintenance fee, or special assessment when due shall be declared an inactive member and shall lose all of the rights and privileges of membership until such time as the dues, maintenance fee and/or special assessment is paid.

4. Joint Owners

Joint property owners shall be considered joint members of the Association and together constitute one "Member." Joint Voting members may serve individually as officers or directors of the Association.

ARTICLE 4 - ORGANIZATIONAL STRUCTURE

1. Officers

The officers of the Association shall be a President, Vice-President, Secretary, and Treasurer each of whom shall serve a term of one year. Only Voting members, whose dues are paid, are eligible to hold office. Officers may be re-elected. Officers take office immediately following the Association's Annual Meeting at which they are elected.

2. Functions of Officers

a. President

1. Serves as the official representative of the Association.
2. Presides at all meetings.
3. Appoints all committees and serves as an ex-official member of the committees except the Nominating Committee.
4. Supervises the work of all the officers and committees.

b. Vice-President

1. Assumes the duties of the President in his/her absence.
2. Performs all other duties usually pertaining to this office.

c. Secretary

1. Together with the Communications Committee, prepares and transmits notices of all Association and Board meetings.
2. Records and distributes minutes of all Association and Board meetings.
3. Maintains a file of all committee reports.
4. Maintains an up-to-date list of the names and addresses of all Association members.
5. Receives and answers all correspondence of the Association
6. Maintains a file of all correspondence
7. Joins the Treasurer in the annual filing required by the State and Federal governments of not-for-profit corporations.
8. Performs all other duties usually pertaining to this office.

d. Treasurer

1. Prepares and sends statements for dues, maintenance fees, and/or special assessments.
 2. Collects dues, maintenance fees and/or special assessments.
 3. Deposits all funds of the Association in the bank designated by resolution of the Executive Board.
 4. Disburses funds in accordance with the approved budget or upon direction of the Executive Board.
 5. Serves as the custodian of any notes, securities, or other valuables that may come into the possession of the Association.
 6. Maintains an accurate record of the receipts and disbursements of the Association funds.
 7. Provides the Secretary with a list of inactive members to be used in determining voting privileges at meetings.
 8. Reports the financial status of the Association at all meetings.
 9. Prepares and files required local, State, and Federal tax forms.
 10. Joins the Secretary in the annual filing required by the State and Federal governments of not-for-profit corporations.
 11. Is bonded in such an amount as determined by the Executive Board. Bonding fee to be paid by the Association.
 12. Performs all other duties usually pertain to this office.
3. Each officer shall transfer all official records and supplies of his office to his successor within 10 days following the start of his successor's term.
4. The Executive Board shall be comprised of the Officers, nine Directors, and the Immediate past President who is an ex-officio member not entitled to vote. Only Voting members, whose dues are paid, are eligible to become Directors. Directors serve a term of three years. Directors may be re-elected. Directors take office immediately following the Annual Meeting of the Association at which they are elected.
5. Functions of Other Board Members
- a. Directors
 1. To implement the policies, practices, and programs as directed by a majority vote of the members.
 2. To approve the budget.
 3. To fill vacancies occurring on the Board until the next Annual Meeting of the Association.
 4. To conduct all business of the Association, which does not require action by the entire membership of the Association.
 5. To serve in at least one standing or special committee.
 - b. Past President
 1. Serves as a non-voting, ex-officio member of the Board.
 2. Provides continuity of leadership and shares expertise gained in his/her term as president.
6. Vacancies
- a. Offices

If a vacancy occurs in the office of the President, the Vice President shall succeed to the office of President. If vacancies occur in the offices of Vice-President, Secretary, or Treasurer, the Board shall

elect replacements from among the remaining members of the Board to serve until the next Annual Meeting of the Association.

b. Executive Board

Interim vacancies of the Board of Directors shall be filled by the Board to serve until the next Annual Meeting of the Association. At that time, the membership shall elect additional Directors to fill unexpired terms.

7. Removal for Cause

a. Any Director or may be removed for cause at the Annual Meeting of the Association or at a special meeting of the Association called for such purpose.

b. Any Director or Officer of the Association who misses three (3) consecutive Board meetings shall automatically be disqualified from Board membership. The secretary shall notify, in writing, any Board member who has missed two (2) consecutive Board Meetings that missing another Board Meeting will result in disqualification from the Board. Vacancies created by disqualification shall be filled as stated in Article 4, Subsection 6b.

8. Committees

a. Regular Committees. Regular (standing) committees shall be:

- | | |
|---------------------------------|------------------------|
| 1. Audit | 6. Maintenance |
| 2. Budget and Finance | 7. Building |
| 3. Document Control | 8. Fishing |
| 4. Complaints/Compliance | 9. Long-Range Planning |
| 5. Entertainment and Activities | 10. Communications |

b. Special Committees

Such other committees as are necessary for conducting the work of the Association shall be established.

c. Appointment of Committees

The President shall appoint all committees choosing members from Lake LaSalle Estates. Chairpersons of committees shall be members of the Board.

d. Size of Committees

Each committee shall consist of not fewer than three (3) members, including the chairman.

e. Duties

Committees shall discharge all of the duties prescribed by the President, the Board, or this Constitution as follows:

1. Budget and Finance:
 - To develop and propose an annual budget for the Association based on past and proposed spending and submitted committee budgets.
 - When necessary, to work with other committees to devise a

financial plan to meet the needs of committees in regards to Board approved activities.

2. Audit:

- To make the annual audit of the books of the Association and make a report at the annual meeting.

3. Document Control:

- To review, as needed, the Constitution, By-Laws, and Covenants and Restrictions and propose revisions of these documents to the Board for its action.
- To insure that all policies and procedures are documented and archived for future reference.

4. Building:

- To routinely survey the community for new construction.
- Assure that proper permits have been issued and that construction meets standards set by Covenants and Restrictions.
- To bring all violations before the Board for possible action.
- To keep realtors updated as to issues affecting potential buyers.
- To notify Treasurer of properties put on the market and assure that realtors are informed about dues and/or assessments.

5. Entertainment and Activities:

- To plan Annual Meeting
- To plan additional social events each year
- To send out cards, flowers, etc., to members as needed
- To greet new residents and see that they receive a "Welcome Packet".

6. Maintenance:

- To be responsible for the maintenance of the lake, dam, and common property
- To work with contractors and officials to insure that services and repairs to the lake, dam, and common property are performed satisfactorily and in a timely manner.

7. Long-Range Planning:

- To maintain a future perspective on the needs of the Association
- To develop plans to meet these needs
- To manage the initialization of these plans until taken over by the Board

8. Fishing:

- To develop and implement plans to establish and maintain high quality fishing
- To monitor the fishing quality and make necessary adjustments

9. Communications:
 - To publish and distribute all information sent to Association members
 - To work to maintain good communications between the Board and Association members
 - To work to maintain good communications between the Associations and the community
10. Complaints/Compliance:
 - To periodically check the community, and prioritize non-compliant situations for recommendation to the Board for corrective action
 - To receive, evaluate, and take approved actions on non-compliance and legitimate complaints issued by Lake LaSalle Estates' residents in regard to the Covenants and Restrictions, Constitution, and By-Laws
 - To follow up and assure that complaints have been resolved and if necessary, take the matter to the Board
11. All Committees:
 - To submit an operating budget to the Treasurer in September of each year
 - To work in conjunction with other committees in seeing that the Board's commitment to the Association is fulfilled
 - To hold a minimum of 1 meeting per year for planning, budgeting, etc.
 - To give committee reports and updates at Board meetings and where ~~the~~ a report needs to be approved by the Board or requires special monies, present a written report
 - Chair people are responsible for a summary report of their committee's activities at the Annual Membership Meeting

ARTICLE 5 - MEETINGS

1. Meetings of the Association

a. Annual Meeting

The Annual Meeting of the Association shall be held on the first Sunday following Labor Day, at a place designated by the President. If for any reason, this Annual Meeting is not held on the date prescribed, it may be held on any succeeding Sunday, but shall be held on or before the second Sunday in October of the same year.

b. Special Meetings

The President may call special Meetings of the Association by a majority vote of the Board, or upon written request to the Secretary by ten (10) members.

c. Notification

Meetings shall be held at such place as is specified in the respective notices thereof. A written notice stating the day, hour,

and place of the meeting shall be delivered or mailed by the Secretary to each member of the Association at such address as appears on the record of the Association, at least ten (10) days prior to the date of the meeting. Notices of all meetings shall include a statement of the purpose of the meetings. Notice of the Annual Meeting of the Association shall include the slate of Officers and Directors as prepared by the Nominating Committee.

2. Meetings of the Executive Board

a. Annual Meeting

The Board shall meet immediately after the Annual Meeting of the Association for the purpose of organization and consideration of any business that may be brought before the meeting.

b. Other Meetings

The Board shall meet once each quarter. Other meetings may be called by the President, and shall be called upon written request to the Secretary by two (2) or more members of the Board.

c. Notification

Notice of the date, time, and place of all Board meetings shall be mailed, delivered, or telephoned by the Secretary to each member of the Board not less than forty-eight (48) hours prior to the meeting.

3. Quorum

a. At any meeting of the Association, a majority of the members, as represented in person or by proxy, shall constitute a quorum.

b. At any meeting of the Executive Board, a quorum shall consist of one half (50%) of the total number of current Board members.

4. Order of Business

The order of business at all meetings of the Association and/or the Executive Board shall be:

- | | |
|----------------------------|----------------------------------|
| a. Call to Order | f. Reports of Regular Committees |
| b. Roll Call | g. Reports of Special Committees |
| c. Determination of Quorum | h. Unfinished Business |
| d. Reading of the Minutes | i. New Business |
| e. Reports of Officers | j. Adjournment |
| 1.) Secretary | |
| 2.) Treasurer | |
| 3.) Vice President | |
| 4.) President | |

ARTICLE 6 - VOTING

1. Entitled to Vote

Each active Voting member of the Association, as certified by the Treasurer, shall be entitled to vote at meetings of the Association.

2. Proxies

a. An active Voting member of the Association may vote in person or by a written proxy signed by such member or by his duly authorized attorney.

b. A separate proxy shall be executed for each meeting.

c. Proxies executed for special meetings and for all meetings where assessments are to be considered, elections conducted, or the Constitution and By-Laws amended shall appoint the Secretary as proxy and shall specifically direct Secretary how to cast the member's vote(s) on the question(s) listed on the proxy form.

d. Any question(s) raised at such a meeting that was not included on the proxy form can be acted upon only if sufficient Voting members are present in person, to constitute a quorum.

e. In the event that there are not sufficient Voting members present to constitute a quorum, questions not listed on the proxy form may be stated in form of a motion, seconded and discussed. A vote may then be taken directing the Board of Directors to prepare a mail ballot containing the question(s) to be voted upon. Said ballot shall be mailed to all active Voting members of the Association within thirty (30) days of the meeting at which the ballot is authorized.

3. Majority Rule

All questions voted upon shall be decided by a simple majority of a quorum of the active voting members

Article 7 - Elections

1. Nominating Committee

a. Composition

The Nominating Committee shall consist of three (3) active Voting members of the Association.

b. Appointment

The President shall appoint the Nominating Committee at least thirty (30) days prior to the Annual Meeting of the Association, to serve until the committee presents its reports at the Annual Meeting.

c. Duties

The duties of the Nominating Committee shall be to submit to the members at the Annual Meeting of the Association a slate consisting of:

- 1) One candidate for:
 - a) President

- b) Vice President
 - c) Secretary
 - d) Treasurer
 - 2) One candidate for each three-year Directorship to be filled.
 - 3) One candidate for each Director vacancy with remaining one or two-year terms to be filled and to designate for each candidate the length term to be served, if elected.
2. Other Nominations
- Additional nominations for Officers and Directors may be made from the floor by an active Voting member, provided the nominee has consented to serve, if elected.
3. Voting
- Voting for each of the Officers and for each of the groups of Directors' three (3) terms, and possible one (1) and two (2) year terms shall be by separate ballot with the candidate receiving the largest number of votes being elected in each case; except that if there are no nominations from the floor, voting by ballot may be dispensed with and a motion may be made to instruct the Secretary to cast a unanimous ballot for the entire slate.

ARTICLE 8 - FISCAL POLICIES

1. Fiscal Year
- The fiscal year of the Association shall be from September 1, thru August 31.
2. Budget
- An annual budget shall be prepared by the Budget and Finance Committee, covering the fiscal year, and shall be presented to the Board within thirty (30) days following the Annual meeting of the Association for their review and approval.
3. Monies
- All monies shall be deposited in the name of the Association in a bank designated by resolution of the Board. All disbursements shall be made by check. All checks issued and all withdrawals from savings accounts shall bear the signatures of any two of the following four officers: President, Vice-President, Treasurer, or Secretary.
4. Bonding
- All four of the designated officers must be bonded in an amount specified by the Board. The Association shall pay bonding fees.
5. Loans
- No loans of money, property, or any advancement for services to be performed in the future shall be made.

ARTICLE 9 - PROPERTY OWNED BY THE ASSOCIATION

The selling of any Association owned property requires a 75% approval of the voting members.

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.

ARTICLE 11 - ASSESSMENTS

1. Limitation

Assessments for funds from members of the Association must be in harmony with the purposes of the Association as described in the Article of Incorporation.

2. Method

The procedure for levying assessments shall be:

- a. Recommendation of an assessment by the Budget and Finance Committee
- b. Approval of the assessment by a majority of a quorum of the Board.
- c. Notification to the members of the Association stating the amount it is proposed to assess each member, the total amount of money to be collected, the specific item(s) for which the money is to be spent, and an explanation of the financial position of the Association requiring an assessment. This notice may be included in the notice of the Annual Meeting of the Association or of a special meeting.

- d. Approval of the assessment by a majority of a quorum of the active Voting members of the Association
- e. Collection of assessed funds by the Treasurer

3. Basis

The Treasurer will determine the amount of each member's assessment. Voting members will pay an equal share of any special assessment. Non-Voting members will each pay an assessment equal to sixty (60) percent of any special assessment charged the Voting members

4. Obligation

Members of the Association are obligated to pay the amount of money assessed them with thirty (30) days after membership approval of the assessment. Failure to pay an assessment will result in the member being declared inactive.

ARTICLE 12 - LIABILITY

The Board will review annually our liability risk and purchase Liability Insurance in an amount considered appropriate to cover the risk..

ARTICLE 13 - RESIDENT AGENT

1. Appointment

The Board will approve annually the appointment of a Resident Agent as referred to in the Articles of Incorporation.

2. Duties

The duties of the Resident Agent are to maintain liaison with the Office of the Secretary of State and Receive all communications from that office and pass them to the President or the Board for appropriate action.

3. Change of Agent

In the event of a change of Resident Agent, the Secretary of the Association shall inform the Office of the Secretary of State of such change and furnish that office the name and address of the new Resident Agent on the form prescribed by the Secretary of State together with the filing fee required for such change.

ARTICLE 14 - PARLIAMENTARY AUTHORITY

ROBERT'S RULES OF ORDER, REVISED, shall govern all proceedings of the Association not expressly provided for in the Constitution or the Articles of Incorporation.

ARTICLE 15 - AMENDMENTS

This Constitution may be amended by the affirmative vote by the majority of a quorum at any meeting of the Association. The exact wording of the proposed amendment(s) shall be submitted in writing to each member not less than ten (10) days prior to the meeting at which the amendment(s) is to be voted upon, but may be further amended at this meeting provided such further amendment(s) is germane to the subject of propose amendment(s).

ARTICLE 16 - CONTROL OF OFFICIAL DOCUMENTS

Computer records and papers pertaining to the Constitution, Covenants and Restrictions, By-Laws, deeds, and other official documents of the Lake LaSalle Property Owners' Association shall be kept in a lockbox at a local bank.

Two Board Members as designated in ARTICLE 8, Section 3, are required to have access to the lockbox.

The "Official Copy" of the Constitution, Covenants and Restrictions, and By-Laws shall be made directly from the recorded copies kept at the Brown County Offices and shall be marked as "Official Copy" in red ink. Only these papers shall bear the red ink mark. All copies of these papers shall be made from these documents only, and copies shall be listed on a sheet kept in the lockbox, which names the person making the duplicates and the number of copies of made.

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 official business. These will include, but not be limited to, procedures and processes used by the Building Committee, Complaints/Compliance Committee, Communications Committee, Document Control Committee, and for the collection of outstanding dues and assessments.

ARTICLE 17-REVOCATION AND ENACTMENT PROVISIONS

1. Repeal

All prior Constitutions and amendments thereto are hereby revoked and shall become null and void immediately upon adoption of the Constitution.

2. Effective Date

This Constitution was adopted and became effective at the Annual Meeting of the Association held on September 11, 1983. Amendments there unto have been incorporated including those adopted at the Annual Meeting of the Association held in September 1988, September 1995, September 1997, September 2000 and September 2006.

Lake LaSalle Property Owners Association

Constitutional Amendment No. 1

Article 5 – Meeting, paragraph 1a – Annual Meeting

The Annual Meeting of the Association shall be held on the first ***weekend (Saturday or Sunday)*** following Labor Day, at a place designated by the President. If for any reason, this annual meeting is not held on the date prescribed, it may be held on any succeeding **weekend (Saturday or Sunday)** but shall be held on or before the second Sunday in October of the same year.

Reasons for the Amendment

The proposed resolution to change Article 5, paragraph 1a was offered for membership vote to allow the LLPOA Board to hold the Annual Meeting on the first weekend (Saturday or Sunday) following Labor Day. This change gives the Board flexibility in setting the Annual Meeting date and affords members whose primary residence is not on Lake LaSalle an opportunity to attend the meeting.

This Amendment was presented to the membership in accordance with Article 15 of the Constitution prior to the 2008 Annual Meeting. The Amendment was presented at the Annual Meeting and was approved by the membership.

Lake LaSalle Property Owners Association

Constitutional Amendment No. 2

Article 4 – Organizational Structure, subsection 4.

The Executive Board shall be comprised of the Officers, six Directors, and the immediate past President who is an ex-officio member not entitled to vote. Only voting members, whose dues are paid, are eligible to become Directors. Directors serve a term of three years. Directors may be re-elected. Directors take office immediately following the Annual Meeting of the Association at which they are elected.

Reasons for the Amendment

At the July 2010 quarterly meeting of the Executive Board a discussion took place regarding the continued need for nine Directors. It had become increasingly difficult for the Nominating Committee to recruit volunteers to commit to a three year term. It was determined that reducing the number of Directors to six would not result in the elimination of any of the committee responsibilities as outlined in Article 4 of the Constitution. Various committees will be consolidated with the associated responsibilities moved to the remaining Directors and Officers. The following consolidation will be implemented:

- Building will merge with Complaints and Compliance.
- Document Control will merge with the Secretary.
- Budget and Finance will merge with the Vice-President

The above consolidation can be modified by the Executive Board to meet the changing needs of the Association.

This Amendment was presented to the membership in accordance with Article 15 of the Constitution prior to the 2010 Annual Meeting. The Amendment was presented at the Annual Meeting and was approved by the membership.

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 Property Owners Association Executive Board Resolution No. 3

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. 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.

Reasons for the Resolution

To expedite payment of dues to cover LLPOA expenses.

Approved September 9th, 2018

Lake LaSalle Association

2019/2020 Board of Directors

Name Office Committee	Year Elected	Term Expires	Contact Info
Officers			
Mark Helm President	2019	2020	mhelm@pipeinc.net
Linda Schwaner Vice President	2019	2020	linda128@msn.com
Dan Jackson Treasurer	2019	2020	jackman342@comcast.net
Gretchen McFarland Secretary	2019	2020	gretchmcfarland@sbcglobal.net
Directors			
Lisa McCloud Entertainment	2017	2020	lamccloud50@gmail.com
Kurt Ellinger Communications	2018	2021	kurtell@icloud.com
George Smeltzer Complaints & Compliance Building	2018	2021	kiwiinject@gmail.com
Jeff Mooney Fishing	2017	2020	jmooney50@yahoo.com
Curtis McCloud Maintenance	2018	2021	pappym50@gmail.com
Sally Gindling Long Term Planning	2019	2022	sagindling@yahoo.com