



Lake LaSalle Property Owner's Association Inc.

Summer 2020
Newsletter

Lake LaSalle Property Owners Assn. Inc.

PO box 452 Morgantown IN 46160

www.lakelasalle.com

Summer 2020 Newsletter

Lake LaSalle Property Owners Association Board Meeting Minutes July 23, 2020

The meeting was called to order by Gretchen McFarland, secretary, at approximately 6:05 p.m. at the home of Dan Jackson, Treasurer. Also in attendance were Mark Helm/President, Linda Schwaner/Vice President, Sally Gindling/Director of Long Term Planning, Kurt Ellinger/Director of Communication, Curtis McCloud/Director of Maintenance, and Lisa McCloud, Director of Entertainment. Absent were Jeff Mooney/Interim Director of Fishing and George Smeltzer/Director of Complaint/Compliance, who has submitted his letter of resignation from the Board. The Board members would like to thank Dan Jackson for hosting the meeting and for his hospitality.

President Mark Helm: Mark discussed George's resignation. His departure prior to his term will leave a void and collectively the Board will cover those responsibilities until the replacement is named. This will occur at the upcoming Annual Meeting in September. There is one year remaining in the 3 Year Term, so candidates interested will fulfill one year (2020/21) before the term is up again for election.

The lake fish habitat was discussed. There are various options to increase the habitat including both artificial and natural materials. Mark has volunteered to build a couple of artificial prototypes using PVC for Board and homeowners to look over. Natural habitat is preferred though it will require periodic replacement as it degrades. Appropriate habitat guidelines will need to be drafted for all participating lakefront homeowners to use when creating habitat areas on their shoreline. The Fall Fish Survey Report provides useful information relative to habitat recommendations. Gretchen also offered to test an artificial prototype under her dock. As the lake recedes, shoreline brush can be evaluated for habitat use under docks and/or removal from the lake. As always, the safety of our swimmers and boaters remains the top priority as habitat is evaluated.

The original dam valves require replacement now and new valves are on order. With annual maintenance, these valves should last indefinitely. Cost is \$900 and Mark will install them at no charge.

Vice President Linda Schwaner: With September's Annual Meeting approaching, Linda brought up the need to plan same to include location, date and time. In person and Zoom meetings were discussed though it is felt Zoom would be very problematic given the anticipated number of attendees. Various in-person venues were discussed that would provide a safe meeting location allowing appropriate social distancing (park or church shelters fit the bill). Saturday, September 12th was proposed. Lisa McCloud will check with the Park and local churches with shelters for availability that date.

Treasurer – Dan Jackson: For the sake of transparency, Dan outlined for the Board the proposed dredging of silt in front of his lot – at his expense – which will occur during the upcoming lake maintenance project. This will occur while Sizemore is dredging Thunder Creek.

The treasurer report was reviewed and some line items clarified and suggestion was made to re-distribute some expense items into more appropriate categories. Dan agreed and will amend his report.

Dan advised that the Star Loan has been finalized, the checking and loan accounts have been set up and ledgered accordingly and an initial payment for the lake maintenance project has been issued in the amount of \$25,000.

Secretary – Gretchen McFarland: Based on the Fall Fish Survey Report, a draft of the proposed changes to the Fishing Guidelines document was reviewed. After review and discussion, a formal draft will be finalized and distributed to all homeowners.

Long Term Planning – Sally Gindling: Sally provided an update on the lake maintenance project. The lake is receding at the anticipated rate of roughly 1.5” as planned after careful initial monitoring of the flow. **Thank you to Ken Gindling for assisting with this project!!**

A bi-weekly update on the maintenance project will continue to be distributed to homeowners and if any questions arise, please direct them to info@lakelasalle.com or to Sally Gindling direct at 317-626-0455. Please take a moment to review these updates as they contain important safety information, tips and suggestions.

The dock allowance for Lot 51 was discussed. A formal land survey has been completed, cost of which will be split between the lot owner and the Association. Based on the survey and an analysis of the channel, a proposed 6’ x 20’ maximum allowable sized dock was recommended. A quorum of the Board agreed and a Motion to approve was made by Kurt Ellinger and seconded by Mark Helm. (This matter will now be sent to the LLPOA attorney to draft the agreement and said agreement will then legally follow the property forward through any future sales.)

Communication – Kurt Ellinger: Kurt proposed the language for By-Law 24 be updated and broken down to 24a (allow no more than one skier at one time) and 24b to limit inflatables/tow behinds to no more than the number of persons the device is designed and approved for. Motion to approve this change was made by Lisa McCloud and seconded by Mark Helm. **This by-law change will be drafted and submitted for vote at the Annual Meeting.**

Director of Entertainment – Lisa McCloud: Given the ongoing involvement of Covid19, it’s not been advisable to plan any activities. For the formal Annual Meeting, Lisa will scout out available church or park shelters that will allow room for proper social distancing.

Director of Maintenance – Curtis McCloud: For the safety of everyone, the boat ramp has been chained off with signage posted indicating it is closed. Please note it’s up to all of us to enforce our lake rules so if you see something....say something.

As the lake recedes, the docks in disrepair or requiring some routine maintenance were discussed. All homeowners with docks are reminded to maintain them in a safe and aesthetic manner – as our governing documents outline. For those docks that will require either a rebuild or a demolition, those homeowners will be advised individually. The biweekly lake management project updates also serve as an ongoing reminder and have helpful tips and recommendations.

There are no new updates to report relative to the beaver(s) previously seen on the lake or shoreline. This will be monitored as the lake continues to recede. Also as the lake recedes, the need for gravel at the boat ramp will be evaluated.

The drainage pipe repair on LaSalle Road between lots 41/42 was discussed. The large stone left on the lake side of the repair will remain there for erosion control. Regarding the silt build-up in that channel, the estimate to remove same is \$4,000 which is not included in the current lake management project budget. Curtis will investigate any other viable options to see if this additional work can be completed while the lake is down.

Director of Complaints/Compliance: In George’s absence, Curtis addressed whether By-Law 16 remains relevant and enforceable (this by-law restricts maximum watercraft speed on the lake to twenty (20) mph). After lengthy discussion, it was recommended this language be removed (watercraft motor size will still be restricted to 40hp or less). Motion to approve made by Dan Jackson and seconded by Mark Helm. **This by-law will be drafted and submitted for vote at the Annual Meeting.**

Curtis reminds again that if each of us individually sees something that is in violation of the Lake Governing Documents, say something (ex. People fishing or swimming from the boat ramp). This is not just a matter for the Board to enforce....it is a matter for all of us. If you See something....Say something. This will be an ongoing reminder in the biweekly lake management project updates.

Interim Director of Fishing – Jeff Mooney: Jeff was not in attendance however the Fishing Guidelines are in the process of being updated. There was lengthy discussion regarding the process of ensuring all Lake LaSalle watercraft are properly stickered, including the homeowner lot number. This will be tabled for the October Board meeting. This position will be open for election at the upcoming Annual Meeting.

Motion to adjourn the meeting made by Linda Schwaner and seconded by Mark Helm and the meeting concluded at 8:02 p.m.

Respectfully Submitted - Gretchen McFarland, Secretary

2020 Annual Meeting

When: Saturday, September 12th, 2020 1:00pm

Location: Morgantown Community Center
269 W Washington St
Morgantown, IN 46160

PLEASE NOTE: Parking is available behind the Community Center or across the street in front of the Post Office. Please do not use the parking area to the West of the Post Office.

- Masks will be required
- Physical Distancing will be adhered to. PLEASE indicate on the bottom of page 1 of the proxy if you plan on attending so we are sure to have enough space.
- Hand Sanitizer will be provided

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 2019. Please **read prior to the** meeting. The minutes from the 2019 annual meeting **will not be read aloud** prior to the vote of approval.
3. The Election Proxy Ballot for Officers and Directors for 2020-2021*.
4. Two Proxies for constitutional changes*.
5. One Proxy for the annual assessment proposal*.
6. Two Proxies for By-Laws changes*.

*The LLPOA Secretary, as proxy, will vote “yes” to all unreturned voting ballots and will likewise approve on your behalf the 2019 minutes as read if you do not attend the meeting.



LAKE LASALLE PROPERTY OWNERS ASSOCIATION ANNUAL MEETING
SEPTEMBER 7TH, 2019

The meeting was called to order by President Sally Gindling at 1:00 p.m. in the conference room of the Brown County Public Library in Nashville, IN. Present were 14 property owners of the Association. An interested party of Lot Owners 51 & 52 was also in attendance. Board member Jared Sawyer in attendance telephonically. A thanks extended to the McClouds for coordinating the refreshments for the meeting.

Sally commenced the meeting by noting the 2019 Proxy Ballot voting was officially closed. She then thanked everyone for attending, reminding all that annual meetings are a requirement in our Association By-Laws. She then welcomed everyone to introduce themselves, comment on whether they were a Board member and provide a little personal information regarding their years on the lake. On behalf of everyone, Sally also offered condolences to Linda Schwaner on the recent passing of her husband and long-time resident, Jon.

Sally noted the 2018 Annual Meeting Minutes had previously been sent to all property owners for their review. Sally asked if there were any questions regarding those Minutes. None were noted.

A motion was made to approve the 2018 Minutes by John Slater and seconded by Ken Gindling.

Treasurer, Dan Jackson, reports:

Sally advised everyone that a copy of the USBA Loan payment history and the checking account spreadsheets were at each table for property owners to review. Dan, whose vacation to South Carolina was cut short by Hurricane Dorian, then arrived and reviewed financials.

- Dan thanked everyone for prompt payment of their annual dues.
- Business Checking Account balance as of 8/30/19 is \$50,649.13. Sally commented this looks high but this balance carries in it \$25,000 from 2018 which will be used to dig out the coffer dam in October.
- Business Savings Account balance was omitted from the spreadsheet but is noted to be \$14,974.97.
- Dan noted the current USBA Loan will be paid in full in March 2020.
- A HELOC-type loan in the amount of \$150,000 has been established with Star Bank for any future necessary maintenance projects, such as dredging . He noted this is an unsecured note requiring no collateral which was secured after a lot of effort. Sally thanked Dan for all the time and effort he put forth in securing this loan and noted that once our current loan is paid off in March, we will be able to roll right into this new loan for our future dredging needs.

Secretary, David LaFon, reports:

David reviewed that one of the responsibilities of the Secretary is filing liens against any voting property owner who has not paid his or her dues/fees. He also thanked everyone for prompt payment of dues to avoid this lien process.

- One lien filed in 2018/19 and remains outstanding. Sally commented the house is in foreclosure with three (3) liens in total against the property. Dan Jackson explained how the foreclosure is affecting our lien and could well result in a wash of the lien.
- Thanks given to Cindi Pond who delivers Welcome Packets to new property owners containing materials pertinent to the lake.
- David confirmed he has either Emailed or personally delivered Governing Documents to all property owners who are selling their homes. Homeowners are responsible to make this information available to realtors and/or prospective buyers.

Sally requested a motion be made to approve the report, done by Dan Jackson and seconded by Cindi Pond.

Sally then noted David would be coming off the position of Board Secretary which he has held since 2016. She thanked him for his years of service which was met with a round of applause by all in attendance. Sally encouraged property owners to participate in the Board in the future. She then introduced Gretchen McFarland as the new Secretary for the 2019/20 term.

Complaints, George Smeltzer, reports:

- Three written complaints received this year. None since.
- George encouraged property owners that if they see something...say something. It takes all of us as neighbors working together to maintain the integrity of our lake property.
- One complaint remains outstanding regarding a property owner reportedly shooting at "wild pigs" on their property. Sally noted this is against Association By-Laws. A letter was written to the property owner and the Sheriff's Department has been to the home twice. Sally clarified that while use of a firearm on one's property is not against the law in Brown County, it is against our by-laws. The Sheriff's Department is cooperating with us when firing is reported, but can make no arrests. Plans were to walk the property to see if there is any real evidence of "wild pigs" on the property.
- Sally commented we are an HOA only and if there are legal issues on properties, homeowners should contact the Sheriff's Department.

A motion was made by Curtis McCloud to accept this report and seconded by John Slater.

Maintenance, Curtis McCloud, reports:

- New mowing contract was established with Artisian Lawncare. We have found that maintaining the lake common grounds has become a major expense but unavoidable. It is anticipated this cost will continue to increase in the coming years.
- Dam valves were open in late May and the west valve needs to be rebuilt. It is suggested we rebuild both valves next time the lake is lowered. This cannot be done unless the Lake is lowered to relieve the pressure from the valves.
- New signs were purchased and installed for \$300.00 which includes the signs at the ramp, along the dam and two signs along Thunder creek.
- Ongoing investigation continues regarding the drainage pipe between lots 41 and 42. We have contacted several contractors and have no firm quotes. This issue will be resolved hopefully with a clear plan by late fall of this year.
- Silt measurements: it is known to all the issues with Thunder Creek (see Other Business). Plan to dredge/remove silt on the agenda for next fall (2020).
- Ashbury Dam was cleared of all brush and trees smaller than 4" this year. Next step is to have a qualified Dam inspector or ?? assess if any further steps are needed. (Cutting more trees or?)
- Flag pole lighting will be replaced in the next month; current solar lights are weak (lasted 7 years at a cost of less than 40.00)
- Potential beaver in Hilfiker cove, if this is confirmed we may have to hire a professional trapper. Sally did confirm there is a beaver which is believed to have taken up residence under their dock. Trapping will be looked into.

A motion to accept the report made by Dan Jackson and seconded by John Slater.

Fishing and Water Management, Jared Sawyer, reports:

As Jared was participating telephonically, Sally read his submitted report.

- Fall water testing will take place in the next few weeks.
- More weeds this year in Hilfiker cove than in the past and less weeds on the North end. Hilfiker will need sprayed if weeds start showing up early next year.
- Fish survey is scheduled for Thursday October 24th. Aquatic Control will get there about an hour before dark to take our water quality samples and to get the boat setup.
- Catfish delivery - Jones Fish will scheduled a time for the Catfish delivery this fall. Stay tuned. ALL homeowners are asked to hold off Catfishing until late spring to allow time for the catfish to acclimate and grow.

- Restocking of more fish - Not until the dredging has been completed, the lake is full of water again, and we have the fish survey from this Fall. Waiting will help reduce the shock to the fish we have now when the water levels are lowered. Another fish survey shouldn't be needed after dredging as long as there isn't a fish kill associated with the lower water levels.

A motion to accept the report made by Linda Schwaner and seconded by Mark Helm.

Long Range Planning, Jeff Mooney, reports:

Jeff was not present at the meeting. It is noted he is coming off the Board. Sally thanked Jeff for all his contributions to the Board.

Entertainment and Activities, Lisa McCloud, reports:

- Summer 2019 Party was canceled out of respect for the family of Joe Ridenour. This event has been rescheduled for Saturday, October 5, to be jointly hosted by The Jacksons and Helms (lots 57 and 58).
- It was also noted that information was sent to property owners regarding an Open House to celebrate Dorothy Slater's 90th birthday, which is also scheduled for Oct. 5 between 2-5 p.m. (lot 53/54).

A motion was made to accept this report by Mark Helm and seconded by Dan Jackson.

Communications, Kurt Ellinger, reports:

Kurt was not present at the meeting. His submitted report was reviewed by Sally.

- Our website is updated monthly with any new real estate listings, classifieds, and event listings. We add a copy of the most recent newsletter to the website quarterly.
- Our domain www.lakelasalle.com renews automatically on 9/22/19 and is registered at godaddy.com. Kurt currently pays the registration fee of \$36.34 per 2 years. The website is managed with WordPress.
- Please send your submissions and photos for the newsletter to Kurt at kurtell@icloud.com or through the Contact Us link on the LLPOA website. It is great when our members can help with content! The newsletter is distributed quarterly, approximately 3 weeks after the quarterly board meeting. Kurt has donated the postage for the newsletter for the past 4 years but would like to add this back into the budget going forward. The cost is approximately \$250 per year (includes Annual Mailing). We can always switch to an email only copy of the newsletter or send only to the members who request the newsletter via mail.
- For 2020, we are planning an email distribution system through the blog page of our website. By adding an email extension like Mailchimp, any blog posts that are added to the website by Board Members will create a notification. This will be delivered to LLPOA Member's inbox by the website. Note that the website notifications will be an opt-in service. The LLPOA Board intends for this to be the main way to communicate to the LLPOA Members so opting in will be the best way for you to stay up to date with Lake LaSalle news. Expect an email in the next month with details regarding opting-in to this service.

The high quality of the Lake LaSalle Property Owners Association (LLPOA) website and the time undertaken to build and continue to develop the site was commented on. Kudos were given to Kurt for all his time and hard work!!

The Board was reminded that not everyone has or uses a PC so paper notifications are still needed.

A motion was made to accept the report by Ed Ranard and seconded by Ken Gindling.

Sally concluded the Board reports by again thanking Board members for their time and efforts.

Other Business:

- Sally noted that Lot Owners 51/52 have notified the Board through an attorney asserting that their property has full lake rights to include access. Sally said a written response was provided to the attorney showing the common property as noted on the plat map, noting that lots 47-52 are bordered by a common area and while the lots have full voting and lake rights, they have no lake access.
- Lot Owner 51/52 requested the floor which was granted by Sally. After providing a brief personal background, he asserted the Board has no legal right to define this common ground and requests the Board recognize in writing that this lot has lake access. Concern was cited that this access issue is causing the property owner loss of sales.
- Sally thanked him for all this information and requested that all legal notices be sent to the attention of the Lake Association's attorney.
- The Interested Party in attendance at the meeting requested to speak and questioned who created the by-laws and whether this was really a legal issue or a Board issue. Sally referred again to the plat map and advised this is a matter for the attorneys.
- Lot Owner 63 then requested the floor to discuss the known issue of Thunder Creek, asserting the silt build-up has resulted in limited boat access and an unpleasant appearance will cause him delays in selling his property and is concerned this will put him in a position of financial loss. Colored handouts were provided picturing this area and distributed for review to those present.
- Sally clarified the dredging process, noting there was no historical data to show length of time between scheduled dredgings. The first one occurred 10 years ago and Thunder Creek filled more quickly than projected. Sally noted that Aquatic Control is staying on top of weed management in this area of the lake until dredging will occur (projected Fall of 2020). Any areas they cannot reach by boat will be sprayed by hand. Several members commented that any problems on the Lake affect all property owners and that we all take it seriously and are all invested.

After a robust discussion, a motion was made to bring this portion of the meeting to conclusion. Motion was made by Cindi Pond and seconded by Linda Schwaner.

New Business:

Per the LLPOA Secretary, David LaFon, the votes for the new Board have been counted. The slate of officers and directors was unanimously approved. Your new 2019-2020 Board members are:

PRESIDENT (1 Year Term)	Mark Helm
VICE PRESIDENT (1 Year Term)	Linda Schwaner
SECRETARY (1 Year Term)	Gretchen McFarland
TREASURER (1 Year Term)	Dan Jackson
DIRECTOR OF FISHING (3 Year Term)	Jared Sawyer
DIRECTOR OF ENTERTAINMENT (3 Year Term)	Lisa McCloud
DIRECTOR OF LONG TERM PLANNING (2 Year Term)	Sally Gindling
DIRECTOR OF COMMUNICATIONS (3 Year Term)	Kurt Ellinger
DIRECTOR OF MAINTENANCE (3 Year Term)	Curtis McCloud
DIRECTOR OF COMPLAINT/COMPLIANCE (3 Year Term)	George Smeltzer

Prior to concluding the meeting, it was recommended we take a moment of silence to acknowledge the loss of several property owners this past year.

Motion to adjourn meeting at 2:40 p.m. by John Slater and seconded by Curtis McCloud.

Respectfully submitted,
Gretchen McFarland, Secretary
Lake LaSalle POA

**Lake LaSalle Property Owners Association
2020 Annual Meeting
Saturday September 12, 2020**

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 2019 Annual Meeting

Officer Reports

Treasurer - Dan Jackson
Secretary – Gretchen McFarland
Director Complaints & Compliance – Mark Helm
Director Maintenance – Curtis McCloud
Director Fishing & Water Management – Jeff Mooney
Director Long Range Planning – Sally Gindling
Director Entertainment & Activities – Lisa McCloud
Director Communications – Kurt Ellinger
President – Mark Helm

Unfinished Business

New Business

Election Results Announced – Secretary

Adjournment

2020 PROXY BALLOTT
LAKE LASALLE PROPERTY OWNERS ASSOCIATION
Election of Officers and Directors

Your nominating committee has slated the following named individuals,

PRESIDENT (1 Year Term) Write in Candidate Option	Mark Helm _____
VICE PRESIDENT (1 Year Term) Write in Candidate Option	Linda Schwaner _____
SECRETARY (1 Year Term) Write in Candidate Option	Gretchen McFarland _____
TREASURER (1 Year Term) Write in Candidate Option	Dan Jackson _____
DIRECTOR, Entertainment (3 Year Term) Write in Candidate Option	Lisa McCloud _____
DIRECTOR, Fishing (3 Year Term) Write in Candidate Option	Dan Kurko _____
DIRECTOR (1 Year Term) Write in Candidate Option	Open _____

I accept the slate as presented by the nominating committee.

FOR _____ AGAINST _____ ABSTAIN _____

The LLPOA Secretary has been appointed as proxy by the Association President for all voting members who do not submit their ballot. The proxy will vote FOR all as presented.

Please forward your proxy to **Gretchen McFarland, Secretary LLPOA, 7608 Allisonville Rd, Indianapolis IN 46250, no later than Wednesday, September 9th, 2020** or vote at the Annual Meeting September 12th, 2020.

Name _____ Date _____ Lot # _____

_____ I will be attending the annual meeting

_____ I will not be attending the annual meeting

LLPOA Constitution Article 8
Proxy for Proposed Fiscal Year Change

Current article as stated in the LLPOA Constitution:

ARTICLE 8 - FISCAL POLICIES

1. Fiscal Year

The fiscal year of the Association shall be from September 1, thru August 31.

Proposed change in red:

ARTICLE 8 - FISCAL POLICIES

1. Fiscal Year

The fiscal year of the Association shall be from **January 1, thru December 31.**

Reason for change:

To align with the period that the annual dues cover which is January 1 to December 31.

I accept the proposed article change as presented.

FOR _____ AGAINST _____

Name _____ Date _____ Lot # _____

The LLPOA Secretary has been appointed as proxy by the Association President for all voting members who do not submit their ballot. The proxy will vote FOR the article change as presented.

LLPOA Constitution Article 10
Proxy for Proposed Dues Change

Current article as stated in the LLPOA Constitution, Amended by Executive Board Resolution No. 3

September 2018:

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.

Proposed change in red:

ARTICLE 10 - DUES

The dues for Voting members are nine hundred dollars (\$900) 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:

LLPOA expenses have increased annually and the current dues are no longer effective in covering the required LLPOA expenses.

I accept the proposed article change as presented.

FOR _____ AGAINST _____

Name _____ Date _____ Lot # _____

The LLPOA Secretary has been appointed as proxy by the Association President for all voting members who do not submit their ballot. The proxy will vote FOR the article change as presented.

Proposed Annual Assessment Plan

For the years 2021 through 2029 an assessment will be charged to each voting homeowner in the amount of \$0 to \$250, the assessment amount will be due in July of the following year. On December 31st any monies remaining from the annual dues will be applied to the long-range maintenance account for that year. If this amount is less than \$15,000 each homeowner will be assessed **no more** than \$250. This amount will be included on the January dues invoice. The annual dues of \$900 will be due January 31st of that year and the assessment amount will be due July 1st of that year.

Annual Assessment Plan:

- Year 2 - 2021 – Up to \$250, due July 1st, 2022, considered in arrears July 31st, 2022, lien will be filed.
- Year 3 - 2022 – Up to \$250, due July 1st, 2023, considered in arrears July 31st, 2023, lien will be filed.
- Year 4 - 2023 – Up to \$250, due July 1st, 2024, considered in arrears July 31st, 2024, lien will be filed.
- Year 5 - 2024 – Up to \$250, due July 1st, 2025, considered in arrears July 31st, 2025, lien will be filed.
- Year 6 - 2025 – Up to \$250, due July 1st, 2026, considered in arrears July 31st, 2026, lien will be filed.
- Year 7 - 2026 – Up to \$250, due July 1st, 2027, considered in arrears July 31st, 2027, lien will be filed.
- Year 8 - 2027 – Up to \$250, due July 1st, 2028, considered in arrears July 31st, 2028, lien will be filed.
- Year 9 - 2028 – Up to \$250, due July 1st, 2029, considered in arrears July 31st, 2029, lien will be filed.
- Year 10 - 2029 – Up to \$250, due July 1st, 2030, considered in arrears July 31st, 2030, lien will be filed.

Reason for assessments:

To fund the long-range planning account and if needed once the Fall 2020 loan is satisfied, contribute to the annual operational expenses if needed through the end of the 10-year plan. There are two primary reasons to establish the long-range account. 1) It is becoming increasingly difficult to obtain a loan as a property owners association due to the lack of collateral 2) Being able to fund our own projects will save us thousands of dollars and allow us to be more responsive to future long-range maintenance.

I accept the proposed annual assessment plan as presented.

FOR _____ AGAINST _____

Name _____ Date _____ Lot # _____

The LLPOA Secretary has been appointed as proxy by the Association President for all voting members who do not submit their ballot. The proxy will vote FOR the proposed annual assessment plan as presented.

**Proxy for Proposed Changed To By-Laws
Boating, Skiing and Other Activities: Line 16**

Line 16 (page 3 of By-Laws) States:

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.

New Proposed Language for Line 16:

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.

Reason for Change:

The ability of the Board or for any lake association member to determine boat speed has been the subject of discussion in the past. Many, many years ago when the original by-laws were first established, a forty (40) hp motor was capable of speeds up to twenty (20) miles per hour. Today's 40 hp motors are more efficient and have more power. As a 40 hp maximum size motor is allowed for Voting Members (See Line 15), the miles per hour language is no longer relevant and also impossible to enforce.

I accept the proposed article change as presented.

FOR _____ AGAINST _____

Name _____ Date _____ Lot # _____

The LLPOA Secretary has been appointed as proxy by the Association President for all voting members who do not submit their ballot. The proxy will vote FOR the article change as presented.

**Proxy for Proposed Changed To By-Laws
Boating, Skiing and Other Activities: Line 24**

Line 24 (page 4 of By-Laws) States:

Boats shall pull only one person on skis or other device at one time.

New Proposed Language for Line 24:

24.a.: Boats shall pull no more than one person on skis at one time.

24.b.: Boats shall pull no more than one inflatable/towable device at one time. The number of persons on the towable device shall be no more than the inflatable/towable device is designed and approved for.

Reason for Change:

The original language in the By-Laws was written at a time when other towable/inflatable devices were not a popular form of water recreation. As this form of recreation is now common, it was proposed the By-Laws be updated to reflect same.

I accept the proposed article change as presented.

FOR _____ AGAINST _____

Name _____ Date _____ Lot # _____

The LLPOA Secretary has been appointed as proxy by the Association President for all voting members who do not submit their ballot. The proxy will vote FOR the article change as presented.

Date: August 2020

Re: Update from April 2020 Letter to Homeowners in preparation for the annual meeting, Sept 12th, 2020

Hello,

If after reading this letter you have **any questions**, we encourage you to email info@lakelasalle.com. If you do not have email access or prefer talking rather than email, PLEASE call the Long-Range Planning Director Sally Gindling at 317.626.0455.

Fall 2020 Project:

At the writing of this letter the lake is continuing to lower. The maintenance work window is between September 8th and October 30th, 2020. The exact dates within this window will depend on the weather, we will keep you updated via email. At the completion of the project, the lake drains will be closed, and the lake will be allowed to refill naturally.

Finances:

We have learned a great deal following the progress of silt since the completion of the previous long-range maintenance project. We now know that the maintenance window for Thunder Creek is 10 years and we continue to track silt progression in Lawrence Channel and the north end of the Lake after 12 years. Maintaining an over 50-year-old manmade lake is not easy, but with efficient, effective long-range planning it simply becomes a process. Mother Nature is continually trying to take back what is hers so we must be diligent and smart with future projects in both how we accomplish them and how we finance them. Based on the data from the last project and current finances the long-range planning director and the budget finance committee have recommended a 10-year plan that addresses and incorporates both the day-to-day expenses, as well as a plan for financing future long-range maintenance projects.

The goal, at the end of 10 years, is to have money saved for the next long-range project without having to depend on outside financing, which has become difficult and expensive to acquire since we do not have collateral; at the same time allowing us to pay off the Fall 2020 project and continue to pay the day to day operating expenses.

In 2030, we need to have no less than \$150,000 in the long-range planning account, which equates to \$15,000 per year going into this account. Having a plan of this nature protects our property values as well as allowing current homeowners to know how to budget. It allows prospective homeowners to know their future financial requirements when contemplating the purchase of a home on our lake.

The loan to finance the Fall 2020 lake maintenance project has been acquired and at the writing of this letter we have made payments of \$11,714.38. The monthly loan repayment amount is \$1,871 per month and the loan will be satisfied in March of 2028.

Current Revenue Stream:

Current total Income through 2020: \$41,340 (60 Voting Homeowners X \$689/year)

Current yearly operational expenses: \$60,982 (Items that we must have monies designated)

Loan repayment - \$1,871/Month = \$22,452

Lawn = \$5,900

Electric = \$192

Insurance = \$1,300

Taxes = \$1,000

PO and Lock Box = \$118

Annual Lake Maintenance = \$5,000 (Tree removal, Seaweed, Dam Maintenance/Inspection, Ramp, Cage Maintenance)

Annual Coffer Dam Clean out = \$25,000

Based on what we have learned in reference to silt progression and increased overhead costs of maintaining the day-to-day operations of our lake, the budget and long-range planning committee has recommended, and the board has approved the 10-year plan detailed below.

The three objectives of the 10-year plan:

- 1) Satisfy the Fall 2020 maintenance project loan
- 2) Contribute \$150,000 to the Long-Range planning account
- 3) Pay the annual operational expenses

Plan Details:

- Total in Current Savings Account as of August 2020: \$14,978.44 – This account will remain in place as is to cover any short-falls in the annual operational expenses as well as any catastrophic events. The use of the monies in this account will be reassessed in 2023.
- The amount of \$1,871 per month be paid towards the fall 2020 project loan until the loan is satisfied in March of 2028 at which point the expense line item of “Loan Repayment” will be replaced with “Contribution to Long-Range Planning”.
- Change the fiscal year of the association **FROM** September 1 thru August 31 **TO** January 1st to December 31st to align with the period that the annual dues cover which is January 1st to December 31st.

The board voted and approved the recommend change at the April 2020 board meeting. Membership vote required for approval. This vote will be taken at the September 2020 Annual Meeting. The proxy is included with this mailing.

2020 – Year 1 of 10

- The \$25,000 budgeted for the coffer dam yearly maintenance is included in the accepted bid for the fall 2020 project, freeing \$25,000 from the current 2020 required expenses, of which \$15,000 will be placed in the long-range maintenance account for 2020.

2021 – Year 2 of 10

- Beginning January 2021, the annual dues for the 61 voting members will be increased by \$17.60 per month for a total of \$211, annually bringing the total annual dues to \$900, which brings our annual income from dues to \$54,900.

The board voted and approved the recommend change at the April 2020 board meeting. Membership vote required for approval, this vote will be taken at the September 2020 Annual Meeting. The proxy is included with this mailing.

- On December 31st, 2021, any monies remaining from the annual dues will be applied to the long-range maintenance account for 2021. If this amount is less than \$15,000 each homeowner will be assessed **no more** than \$250 due on July 1st, 2022**. This amount will be included on the January 2022 dues invoice. The annual dues of \$900 will be due January 1st, 2022, and the assessment amount will be due July 1st, 2022.

The board voted and approved the planned assessments for Years 2 through 10 at the April 2020 board meeting. Membership vote required for approval, this vote will be taken at the September 2020 Annual Meeting. The proxy is included with this mailing.

** The amount of the annual assessment will be \$15,000 minus the amount leftover if any from the annual dues divided by 61, the number of voting members. **As an example:** If \$4,000 is left on December 31, 2021 from the annual dues collected in 2021, this amount would be placed in the long-range planning account for 2021. This would leave \$11,000 to be placed in the long-range planning account for 2021. $\$11,000/61 = \181 . The assessment amount for each homeowner to be placed in the long-range planning account for 2021 would be \$181 due July 1st, 2022.

2022 – Year 3 of 10

- On December 31st, 2022, any monies remaining from the annual dues will be applied to the long-range maintenance account for 2022. If this amount is less than \$15,000 each homeowner will be assessed **no more**

than \$250 due on July 1st, 2023. This amount will be included on the January 2023 dues invoice. The annual dues of \$900 will be due January 1st, 2023 and the assessment amount will be due July 1st, 2023.

2023 – Year 4 of 10

- At the January 2023 board meeting the board will assess the first 3-years of the 10-year plan.
- On December 31st, 2023, any monies remaining from the annual dues will be applied to the long-range maintenance account for 2023. If this amount is less than \$15,000 each homeowner will be assessed **no more** than \$250 due on July 1st, 2024. This amount will be included on the January 2024 dues invoice. The annual dues of \$900 will be due January 1st, 2024 and the assessment amount will be due July 1st, 2024.

2024, 2025, 2026 – Years 5, 6 and 7

- On December 31st of the given year, any monies remaining from the annual dues will be applied to the long-range maintenance account for that year. If this amount is less than \$15,000 each homeowner will be assessed **no more** than \$250 due on July 1st of the next year. This amount will be included on the January dues invoice. The annual dues of \$900 will be due January 1st and the assessment amount will be due July 1st.
- At the January 2026 board meeting the board will assess years 4 through 6 of the 10-year plan, including identifying long-range projects that will need to be addressed beginning in 2030.

2027, 2028, 2029 – Years 8, 9 and 10

- On December 31st of the given year, any monies remaining from the annual dues will be applied to the long-range maintenance account for that year. If this amount is less than \$15,000 each homeowner will be assessed **no more** than \$250 due on July 1st of the next year. This amount will be included on the January dues invoice. The annual dues of \$900 will be due January 1st and the assessment amount will be due July 1st.
- Based on the numbers we have now, **the loan for the fall 2020 project will be satisfied in March of 2028 which is year 9 of the plan. *This is a major milestone of the plan.* When the loan is satisfied, the expense line item of “Loan Repayment” will be replaced with “Contribution to Long-Range Planning”.**
- At the January 2029 board meeting the board will finalize what long-range maintenance projects are to be addressed beginning in 2030 and prepare the financial proposal for the next 10-year plan.

Summary of 10-Year Plan:

Goal: To pay off the loan for the Fall 2020 Project, contribute \$150,000 to the Long-Range planning Account and meet the annual operational expenses.

Dues/Fees: Annual Dues increased to \$900 beginning 2021, yearly assessment between \$0 and \$250 due in years 2022 through 2030

Oversight: Plan will be analyzed every three years. No changes can be made to the dues or assessments during this 10-year plan unless recommended/approved by the board **AND** approved by the membership.

Home Owner Financial Responsibility through 2029: \$900 annually for dues and **no more** than a \$250 assessment due per year 2022 through 2030. This plan allows us to take financial control and ensure the future of our lake for no more than \$1,150 per homeowner per year. This equates to \$39 more a month than what we are paying currently.

We feel that the proposed 10-year financial plan will benefit all current and future homeowners. If you have **any questions** about the need for the plan or the plan itself, we encourage you to email info@lakelasalle.com. By generating an email directly to the board, the most appropriate member will respond. This allows us to track all questions and tailor our membership communications regarding upcoming projects and proposed financial plan based on the questions we receive. **If you do not have email access or prefer talking rather than email, PLEASE call the Long-Range Planning Director Sally Gindling at 317.626.0455.**

Thank very much for your time,
LLPOA Board of Directors