

A scenic view of Lake LaSalle, a large body of water surrounded by dense trees. The water is calm, reflecting the sky and the surrounding forest. The trees are in various stages of autumn, with some showing bright orange and yellow leaves, while others are still green. The sky is a pale, overcast blue. The overall atmosphere is peaceful and serene.

Lake LaSalle

Property Owner's Association Inc.

Fall 2020
Newsletter

Lake LaSalle Property Owners Assn. Inc.

PO box 452 Morgantown IN 46160

www.lakelasalle.com

Fall 2020 Newsletter

Lake LaSalle Property Owners Association Board Meeting Minutes October 8, 2020

Prior to the commencement of the formal meeting, the Board was joined by Dale Sizemore who provided an update on the lake maintenance project. Thunder Creek's silt depth removed is approximately the same as what was removed in 2008. It is clear from the work undertaken at the north end of the lake that the coffer dams are doing their job. It is noted there is a little concrete crumbling at the coffer dam but nothing that needs to be addressed at this time. This will be an area for Maintenance to keep an eye on. It was discussed if/when repair would be needed, it could be done from Three Story Hill. A review of the rip rap shows no additional needed, but large rock will be placed around the dam. Banks are holding well on Thunder Creek. Curtis did advise that when the main dam was inspected on October 5th, the engineers also looked at the coffer dams and banks and commented that the banks are holding well due to the vegetation allowed to grow there which, in essence, helps hold the banks against the effects of erosion. As to the ramp created by Sizemore to access the Creek, this will be leveled with dirt and tamping and LLPOA/Sally will reseed.

As to Hilfiker Cove, even with the lake lowered 10 ¾" overall, there is still seepage of lake water back into the cove on a nightly basis. Dale commented that had the lake not been lowered to that depth, access would've been problematic. Dredging continued a full 70 ft east of the last dock in the cove and Sizemore has removed above and beyond the projected amount of silt. Since the dredging can and has disturbed some nesting sites for bluegill, pea gravel will be spread for future nesting needs. The roadway created to access Hilfiker Cove will stay as is.

The Board thanked Dale for all the hard work and extra effort he and his crew have provided to date!

The meeting commenced with Dale's departure and was called to order by Mark Helm, President, at approximately 6:20 p.m. with a motion, seconded by Kurt Ellinger/Director of Communications, who also hosted the meeting at his home. Also in attendance were Linda Schwaner/Vice President, Dan Jackson/Treasurer, Gretchen McFarland/Secretary, Sally Gindling/Director of Long Term Planning, Curtis McCloud/Director of Maintenance, Lisa McCloud/Director of Entertainment, Jonas Karlsson/Director of Complaint/Compliance, and Dan Kurko/Director of Fishing, who participated telephonically. The Board members would like to thank the Ellingers for hosting the meeting and for their hospitality.

President – Mark Helm: Mark scanned the Old Business to see if all items had been addressed. Still pending are the revisions to the Constitution (underway), an outstanding invoice that Sally will review and docks still in need of repair (three remaining) and it was advised discussions have been had with the property owners and plans to address are either underway or soon to be.

Vice President – Linda Schwaner: Linda deferred but commented on Treasurer and Secretary topics.

Secretary – Gretchen McFarland: It was agreed Gretchen would outline future Board Meeting dates. The following dates are proposed: 1/21/21....4/15/21....7/15/21....10/21/21. Gretchen would also like to encourage fellow property owners to provide any topics or concerns they would like to have the Board address at the meetings. Remember, the Board represents you!

The annual meeting date will be 9/11/21.

For the benefit of new Board members, Gretchen provided a quick review of her duties and time frames associated with same.

The common area between lots 27 and 28 was brought up. This is a mowed area and is steep and appears to be eroding. Run off from LaSalle Rd during rains carries down that embankment as well and dumps into the cove there. It was proposed we change how often we maintain the area and/or allow the grass to remain at a higher height. Curtis will discuss with the mowing contractors.

Gretchen requested Board assistance in notifying her when properties are noted for sale. A quick text or Email would help her get the packets out to the sellers. This also serves as a reminder to all of us if we see something/say something to the appropriate Board member.

An older form letter was reviewed for Complaint/Compliance potential use. Jonas has updated versions and will provide copies of same for recordkeeping purposes.

Sally and Gretchen (and any other Board member volunteers) will dig into the historic LLPOA binders and ensure the information is organized and archived as appropriate.

Gretchen (and Linda) provided an update on the Governing Documents revision. The whole goal of this project is to have the Constitution reflect subsequent amendments/resolutions in one document. This document will show revision dates and all prior governing documents will be retained for recordkeeping purposes. Several suggestions made will be incorporated into the draft for further Board review.

Treasurer - Dan Jackson: Dan explained line items on the spreadsheet as they relate to the SBA loan. Sally did a line-by-line budget overview and noted this will be a very lean budget year and we will have to scrutinize any expenditures for necessity and appropriateness. Coffey dam clean-out was discussed. This is an annual maintenance regimen which the DNR recommends and this expense is built into the budget and those funds cannot be reallocated until it is determined the dams do not require clean-out for the year.

As the cost of the LLPOA website was brought up at the annual meeting, it was discussed. There have been some expenses associated with building the website, including Email. This will balance out. It is important to note that our current Director's printing business has been providing many services gratis (thank you, Kurt!!) so we will need to continue to review how we conduct our communications and the costs associated with same.

Director of Long Term Planning – Sally Gindling: Sally volunteered to build a FAQ sheet for the LLPOA Website for prospective buyers that would target critical information from all our Governing Docs in one easy-to-read format (i.e. dues, assessments, basic boating rules, etc.) that cover the most commonly asked questions by prospective buyers and/or realtors.

Sally advised that Sizemore will be providing a quote relative to leveling the boat ramp/launch area.

As was discussed during the Treasurer report, 2021 will be a lean budget year and may become even leaner if we see a drop in the Associate membership due to the dues increase and potential for assessments. This will be something to watch closely first Quarter 2021.

For budget and transparency purposes, it's recommended we send Request for Proposal (RFPs) to out of county contractors for future lake maintenance needs.

Director of Entertainment – Lisa McCloud: Covid continues to restrict our ability to socialize more openly with our neighbors. Alternates were discussed such as Zoom Bingo. Recommendations from our neighbors are welcome!!

Director of Fishing – Dan Kurko: Dan joined the meeting telephonically and was welcomed to the Board. Dan has jumped right in and has talked to Aquatic Control and to a biologist relative to fish restocking. To that end, golden shiners and bluegills recommended, although this likely won't occur in 2021 due to budget constraints. Shallow aquatic planting is recommended as well as focusing on what we, as property owners, can do around our own docks/shoreline that can assist with natural fish habitat. Dan did get a listing of recommended shallow plantings and it was discussed maybe interested property owners could look into purchasing and planting same. It was discussed that less treating of the lake will allow good weeds such as American Pond Weed to flourish which is good for the lake health as well as fish habitat.

Director of Long Range Planning – Sally Gindling: Stickers for watercraft were discussed and consensus is all watercraft (boards, kayaks, canoes) be stickered. How/when to provide stickers discussed. Should they be tied to our annual dues statement where property owners can request "x" amount of stickers? Should they be color coded and dated each year? Sally will research cost and feasibility of annual stickers.

Reminder: only property owners' "watercraft" are allowed on the lake. This is important to adhere to to maintain the health of our beautiful lake!

Sally and Board volunteers will walk the shoreline, including the ramp, for any additional maintenance or clean-up needs, to include Thunder Creek. As noted in Sizemore's update, the vegetation on Thunder Creek's banks is doing exactly what it should be doing....holding the bank and helping with erosion control. This area is a good spot for aquatic planting and this will be evaluated as budget allows.

Director of Communications – Kurt Ellinger: Kurt conducted a visual Website tutorial for the Board, including access to the website and navigating incoming and outgoing email inquiries. All correspondence flows through the info@lakelasalle.com directly to the Board members for response. Kurt showed how he can update the LLPOA website (i.e. adding/deleting properties for sale). Thank you, Kurt!!

The LLPOA directory was discussed. We have to residents who do not wish their personal information to be shared. They have been removed. It was pointed out that as part of our Flood Control and Emergency Plan we need to have a complete listing of contact information for the lake residents. REMINDER: If your contact information is incomplete or has changed, please let the Board know via info@lakelasalle.com and this will be updated. (Note....this information is viewable to LLPOA members only and is in jpeg format and is not link/searchable.)

Kurt will depart the Board in 2021 but will remain a resource for his replacement. Any volunteers??

Director of Maintenance – Curtis McCloud: Dam valve replacement at the main dam was discussed and Mark confirmed he will be handling and that the cage would be replaced same day for safety purposes. A BIG THANK YOU to all volunteers who helped with the Ashbury Dam clean up on September 26 (including the McCloud "clan")....it looks great!! Sizemore will quote leveling the Boat Ramp as the lake maintenance project winds down. As to Hilfiker Cove, should brush that's been cleaned up be positioned in appropriate areas (such as the access road made for the clean-up project) for natural fish habitat? Sally will discuss this with Dale.

The mowing contract has been signed for 2021.

It was confirmed that any additional cove clean-out (lots 41/42) will not occur due to budgetary constraints. Access to this cove may also be problematic given septic fields on the properties. While the drainage pipe was repaired, silt clean-out was not a planned part of that repair (which was completed by the County at their expense).

Director of Complaint/Compliance – Jonas Karlsson: Another big WELCOME and thank you to Jonas for volunteering for this open position!! Jonas is transitioning into the position, has received documentation from the former Director and jumped right in at the Annual Meeting with thoughtful recommendations. There are currently no open issues.

Matter of Record Topics from Annual Meeting: At the annual meeting, the topic of erosion accelerated by watercraft wakes was brought up. The Board discussed whether the lake should be idle-only and this is not seen as a viable alternative at this time. It remains the responsibility of each individual property owner to maintain their shoreline and the responsibility of the LLPOA to maintain the common grounds/shoreline, per our Governing Documents. Property Owners who disagree with this and/or who have viable alternatives to discuss should bring suggestions to the Board via info@lakelasalle.com.

Mark requested motion to adjourn, which was made by Sally Gindling and seconded by Lisa McCloud with Ayes by all Board members at 7:50 pm.

Respectfully Submitted by, Gretchen McFarland/Secretary

Fall 2020 Project Update

The majority of the Fall 2020 Project is completed, we did a final walk through of the project sites with the contractor on Sunday October 11th and compiled a list of final items to be addressed:

- There are a few piles of brush/limbs scattered around, THANK YOU to Dan Kurko and Curtis McCloud for burning these (some done, some still to be burned).
- There is a white oak that was ready to fall in Hilfiker Cove. Dale has knocked it down and used it to replace turtle log which had to be removed during the silt cleaning. So happy Turtle log is back!!!
- Pea gravel was placed in a few areas of Hilfiker to promote bluegill nesting. THANK YOU to those homeowners who have placed pea gravel in front of their properties for bluegill nesting. Many fish habitats have been created around the lake, both natural and manmade. THANK YOU to everyone who has added fish habitats to the lake!
- The larger ridge of dirt will be pushed back into the "road" that was dug for access to the back of Hilfiker.
- We will be organizing another work session soon to focus on picking up fallen riprap on the common area in Hilfiker and pushing it into the erosion crevasses. Please be on the lookout for an email from Curtis McCloud!
- There was an old post in the back of Hilfiker that at one time hosted a wood duck box. Our LLPOA neighbor Dave Roten graciously built and donated a new wood duck box. Dale installed a new post and the new box, it looks great!
- The new riprap has been pushed into place on the Thunder Creek coffer dam.
- Dale will clean up and place dirt on top of the "ramp" that was used to get equipment into thunder creek. Once that is completed, we will place grass seed.
- Dale will be bringing in a load of gravel to the boat ramp. He will grate, level and smooth out the ramp into the water.
- Dale will remove the two siphon hoses from the dam area.
- We are in the process of compiling a list of information about this project while it is fresh in our minds to help with decision making for the next project.

Thank you to EVERYONE who continues to improve their shorelines and repair/replace docks/seawalls that are in a state of ill-repair. The amount of work going on is tremendous! If you have not addressed seawalls or docks on your property that are in a state of ill-repair PLEASE do so soon. Our window is slowly closing now that we are entering the rainy fall season. In many areas of the lake the water table is just below the surface, so it will not take long for these areas that are easily walkable now to become unmanageable. Projects at the shoreline will be much easier now rather than when the lake level is back up. Per our Governing Documents: ***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.***

For those of you who have dropped trees at your shoreline, per our Governing Documents: *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.*

If you have any questions regarding the state of your dock/seawall or trees from your property please email the board, info@lakelasalle.com. If you prefer to talk, please call Sally Gindling, the long-range planning director, 317-626-0455.

If you have any questions about the Fall Project please email the board, info@lakelasalle.com. If you prefer to talk, please call Sally Gindling, the long-range planning director, 317-626-0455.

Lake LaSalle Association

2020/2021 Board of Directors

Name Office Committee	Year Elected	Term Expires	Contact Info
Officers			
Mark Helm President	2020	2021	mhelm@pipeinc.net
Linda Schwaner Vice President	2020	2021	linda128@msn.com
Dan Jackson Treasurer	2020	2021	jackman342@comcast.net
Gretchen McFarland Secretary	2020	2021	gretchmcfarland@sbcglobal.net
Directors			
Lisa McCloud Entertainment	2020	2023	lamccloud50@gmail.com
Kurt Ellinger Communications	2018	2021	kurtell@icloud.com
Jonas Karlsson Complaints & Compliance Building	2018	2021	jonasola@yahoo.com
Dan Kurko Fishing	2020	2023	DKurko@DeFouw.com
Curtis McCloud Maintenance	2018	2021	pappym50@gmail.com
Sally Gindling Long Term Planning	2019	2022	sagindling@yahoo.com

Who to Call

DOWTY CONSTRUCTION DOCKS AND DECKS - WWW.DOWTYCONSTRUCTION.COM 317-736-7590

KNIGHT'S ELECTRIC LICENSED AND INSURED 812-327-3014

STEVE WARD PAINTING 317-878 -5045

RANDALL HUPP DRYWALL AND CEILING REPAIR. 812-603-6349

A.S HVAC BRUCE SMOOT 317-800-9925

PARKER CONSTRUCTION CARPENTRY, DECKS, ROOFS, REMODELING. 812-597-4355

DAVID BLACKTORN BUILDING, REMODELING - 371-674-5761

BLUE COLLAR PLUMBING MATT WOOLEMS - 317 560 9044

METAL ROOF SOLUTIONS 317-781-6734

DAVISS COUNTY METAL ROOFS 812-486-4299

OWENS SEPTIC 800-506-4451

NATE BORAM BOAT SERVICE, LAUNCH AND REMOVAL - 317-748-2174

CHAD SMITH BOAT SERVICE, LAUNCH AND REMOVAL - 765-318-0616

COLLINS TREE SERVICE 812-320-0548

BROWN'S TREE SERVICE 317-738-0627

MERRIMAN'S TREE SERVICE 765-318-7217

OUR FAMILY TREE SERVICE 317-995-3630

THE CHIMNEY MAN CHIMNEY CLEANING STEVE BEAUMONT 812-829-4558

CRITSER'S FLOWERS & GIFTS SHANE 812-597-4551

HONEY CREEK TACKLE FISHING TACKLE, RODS AND REELS, LIVE BAIT. 317-422-0102

CLEARSHINE WINDOW AND GUTTER CLEANING. ALLAN WOOLBRIGHT 812- 350-3481

HOLLY'S CUSTOM CANVAS BOAT COVERS, BIMINIS, SEATS, CARPET 317-550-6818