

Lake LaSalle Property Owners Association Meeting Minutes
April 12, 2023

The meeting was called to order at 6:08 p.m. by Mark Helm/President. A quorum of Board members was in attendance to include Rene Hart/VP, Dan Jackson/Treasurer, Directors: Curtis McCloud/Maintenance/Communication, Dan Kurko/Fishing & Wildlife, Marie Mooney/Complaints & Compliance, Lisa McCloud/Entertainment. Sitting in for Secretary/JR Noller was Gretchen McFarland. The last meeting minutes were approved by the Board.

Old Business:

Mark initiated meeting discussions by reviewing Old Business. Dan noted that clean-out of the coffer dams has been completed, the sites cleaned up and the job paid for. Another clean-out of the dams is expected prior to the next lake dredging (in approximately 7 years) and at the lake dredging it's expected the coffer dam walls will be rebuilt. Dale Sizemore, who has completed current and past lake maintenance work, has advised he will put together a time table of scope of work done and dates since 2008. Meanwhile, blueprints dating back to that dredge, originally drawn up by Christopher Burke, engineer, for the IDNR have been located and will be kept in long term storage by Mark Helm.

Lake Association property owners renting their properties was discussed. Curtis advised he spoke personally with potential renters to advise of the Rules and Regulations governing renters use of the lake (see LLPOA By-Laws, sections: "Renter By-Law; Voting and Nonvoting Members; and Boating, Skiing and Other Activities(11)). It is important that any property owner considering rental of their property review the documents and contact the Board to advise of their intent and ensure they are in compliance with the Renters By-Law section regarding the lease/rental agreement. It is also important that during property sales, homeowners are to ensure potential buyers and/or realtors are advised of the LLPOA Governing Documents (available on the website).

Old Business review was concluded. Mark motioned to move to New Business. Board was in agreement with same.

New Business:

President/Mark Helm: Lot 47 has requested review and approval for a 4' fence along the front of his property. This is addressed in Covenants and Restrictions of Lake LaSalle Estates, Additions #I, II and III, Section 9. Fences. The fence height meets the restrictions and as long as all building and lot line set-backs are met as outlined in Section 9, the fence meets requirements. A discussion also ensued regarding property owner pets who are off leash and off property without owner direction. This is a matter to be handled between neighbors or otherwise falls under the Ordinances of Brown County Animal Control who should be contacted directly.

Next up, building plans for Lots 51/52 were submitted for review to the Board. As plans meet building requirements as set forth in Covenants and Restrictions, Mark motioned for approval and quorum of the Board voted aye.

Treasurer/Dan Jackson: Budget was reviewed. Checking account balance at end of Q1, after payment of the coffer dam work in the amount of \$34,500, stands at \$15,780.16; Savings at \$59,988.58. Any ongoing funds needed for mowing, fish restocking or other lake maintenance needs will be transferred from savings on as-needed basis only.

Star Checking Account balance is \$3,094.40 and our loan balance stands at \$78,512.48.

All LLPOA annual dues were paid in a timely manner. Thank you!!

Secretary/JR Noller: Due to work schedule, unable to attend and had no new items to submit for review.

Dan Kurko/Director of Fishing: Fish survey has been completed and reviewed by the Board. Improvements have been noted and some ongoing recommendations were made. Dan did a side-by-side analysis of the 2019 and 2023 surveys and overall improvement in fish size is noted (goal is 90-100%) but ongoing attention is needed. Fishing Guidelines will be updated to the website to show: Largemouth Bass – under 14", no restrictions and harvest from lake; over 14" protected/released; Bluegill – under 6", protected/released; over 6" can harvest up to 15/day; White/Black Crappie – no restrictions; Redear Sunfish – 5 per day; Adding Flathead Catfish – catch and destroy. Funds remain in budget for limited restocking and Board voted unanimously for this to proceed.

Natural and manmade habitats were discussed and options for same will continue to be evaluated to include gravel mounds and plastic drainage pipes tethered to concrete block. That topic led to the ongoing issue of property owners' responsibility for tree removal from the lake if one falls from their property in accordance with By-Laws, Maintenance of the Land and Lake, #7. It was discussed that any future consideration for using trees in protected areas for fish habitat would require a member Vote and change to the By-Law. Safety remains an ongoing focus for all lake users. It was also discussed that there is a very large, mature tree on the freeway bank by Lots 51/52 that poses a threat should it fall. This is a lake maintenance issue and bids will be obtained for cutting of same.

Boat stickers will be mailed soon.

Director of Complaint/Compliance – Marie Mooney: Marie will send the Compliance letter to the property owner with a tree in the lake. She will work with Curtis (see below) regarding transition of Communication responsibilities which she had stepped in to assist with this year (thank you, Marie!).

Director of Entertainment – Lisa McCloud: A meet and greet is scheduled for Saturday, May 6, between 4-7pm, at Ken and Sally Gindling's house, Lot 19. Hors d'oeuvres and beverages to be provided and feel free to contribute a favorite dish or beverage.

The Summer Party and Fireworks show is scheduled for Saturday, July 1. Dan and Mark will cohost the event (Lots 57/58). Stay tuned for additional details. As the fireworks show is **NOT** sponsored nor funded by the LLPOA, donations for same can be made payable to Dan Jackson and sent to the LLPOA PO Box 452, Morgantown IN 46160.

Director of Communications: As noted, Marie had taken on some responsibilities of this position. Curtis McCloud volunteered to handle all lake-wide communications go-forward. Property Owners should continue to send any questions to the Board via Contact Us on the website or via Email to info@lakelasalle.com.

Director of Maintenance – Curtis McCloud: There is a 12th Annual Dam Information Resources and Dirt Conference on June 6 in Greenwood IN. There is potential for a Board member to attend. Our Dam Inspection results remain at conditionally poor. The IDNR has commended our efforts on maintenance and we will continue to work with engineer, Christopher Burke on completing the dam rail spreadsheet to-do items. To that end, Curtis is working on updating the spreadsheet and will send to the engineer once completed.

Signage has been refurbished and solar lights will be purchased for the flag. Weed killer will be purchased and applied at the ramp as part of annual maintenance.

Mark called for meeting adjournment at 7:18p.m. with Dan Jackson motioning for same and Dan Kurko seconding.