



Lake LaSalle
Property Owner's
Association Inc.

Fall 2023
Newsletter

Lake LaSalle Property Owners Assn. Inc.

PO box 452 Morgantown IN 46160

www.lakelasalle.com

Fall 2023 Newsletter

Lake LaSalle Property Owners Association Board Meeting Minutes

October 19, 2023

6:00 pm Called to Order

Pres., Mark Helm, present

Annual meeting minutes already accepted.

Old Business: None

New Business:

Meeting dates for 2024:

January 17th

April 17th

July 17th

September 14th (Annual) at the barn again?

October 16th

Default to Dan's house (8459 N. LaSalle Rd) for the board meeting

Lot 10 Proposed Garage: garage to be built is too close to the property line. If it's a permanent structure. If built "as is" (meaning how close the house already is from the line), if could be overlooked. Future owners could have a problem even if the current owners don't. Vote on this? Let it go through or suggest to change it

Action: Mark will back to owner about the request. Send an official letter from the HOA to owner about alternative locations or match the existing distance of the house from the property line. Potential to send a letter from a lawyer if necessary.

Vehicles that are parked in yards that don't have any plates. Action: Kurt to send out: Send to all homeowners: we've noticed that there are unlicensed vehicles that must have current plates – bylaws supported

VP, Rene Hart, on the phone

No new business

Treasurer, Dan Jackson, present

In good shape (see report Dan sent out)

Secretary, Holly Noller, present

Send notes ahead of time

Director of Long Term Planning, vacant

Dir. Communication, Kurt Ellinger, present

Updated the website to include new board and meeting times. Send out emails as needed.

Dir. Maintenance, Curtis McCloud, present

Valves @ cage have all been checked and cleared. There is one more mow and weed eat scheduled, and they will also make a pass along LaSalle Rd to the west. This isn't normally done, but it looks bad (Lots 117/118). Brush around signs along LaSalle Rd have been trimmed. New buoys need to be purchased for next year. Curtis will purchase and submit receipts. Curtis will get a quote for 2024 mowing going (Dan already has this, but call Gary Savage to quote.)

Dam inspection due next year. More info to come then. We're up to date. Keep making baby steps towards improvement.

Dir. Entertainment, JR Noller, absent

Thanks for a great summer of boating fun! JR is planning to host a Winter Party in January/February. More info to come.

Include family friendly for party

Dir. Fishing, Dan Kurko, on the phone

No new business

Dir. Complaint/Compliance, Marie Mooney, present

No current complaints. A welcome packet was delivered to the new residents on Chickadee. The residents on Cardinal will also receive one when they move in. The signs for "Adopt a Road" are up, however one sign is in the incorrect location. Action: Marie to call and ask about Three Story Hill Road sign.

General topics:

1. Have the new Homeowners been given their Welcoming packets?
 - a. Yes
2. Lot 10 garage plans?
 - a. See above
3. Brown County is planning on fixing drainage and road between lots 106/107/108 on the west side and lots 41 and 42 on the Lake side.
 - a. Time table? Brown County has it marked and hopefully have that scheduled?
 - b. Pond has something massive living in it?
4. Communication, please be aware MANY of our residents do not use the Facebook page and when planning events, the event needs emailed and or mailed out to ALL LLPOA members.
 - a. Inform everyone of official LLPOA events. Send all info to Kurt and he'll email out
5. Are we confident we have everyone's email and/or phone number?
 - a. Yes - we have everyone that is willing to provide it. Just reply! Don't hit reply all!
New people? Dan - Yes - just need to get the closing info and will get it.

Lake LaSalle Property Owners Association Annual Meeting Minutes
September 16, 2023

The annual meeting was called to order at 12:08 p.m. by Mark Helm/President, with attending Board members to include Rene Hart/VP, Dan Jackson/Treasurer and Marie Mooney/Complaints & Compliance. Several Board members were unable to attend due to illness, work schedules and planned vacations. Reports were submitted to Mark to present in their absences. Gretchen McFarland volunteered to take minutes given such. The last meeting minutes could not be approved as a quorum of the Board was not present.

The meeting was held at the Mooney Barn on Chickadee. Thank you to the Mooneys for hosting the annual meeting! A turnout of approximately 20 attended and, as Marie pointed out, the Board members were outnumbered in the meeting attendees. Thank you all for coming!!

Mark initiated the meeting with a moment of silence to recognize all lake members and their families and to those we may have lost or who have suffered illnesses this past year.

President, Mark Helm reports:

Mark commented we've had a very good year at the lake. Our Long Range Plan is unfolding as expected. Mark thanked the vision and efforts of current and former Board members, to include Sally Gindling. Tying into planning and efforts, Mark and Marie thanked those in attendance for taking the time to be there and that our community will be all the better with more involvement by more lake property owners. Remember, too, that if you have concerns/issues/complaints, please be prepared to also come with some solutions as there is only so much within the Board's control.

Several Board members report that phishing Emails are being sent asking property owners for money. These are not Emails sent by Board members (Emails would never be sent asking for money) so please ignore, block and delete.

Mark then moved to Board member reports.

Vice President, Rene Hart, reports:

Rene had no matters to report.

Secretary, JR Noller, reports:

JR, out ill unexpectedly, had no matters to report.

Comunication, Kurt Ellinger, reports:

Kurt will be (re)joining the Board and had no matters to report.

Treasurer, Dan Jackson, reports:

Dan thanks everyone for their timely payment of dues. With our current loan from Star Bank, timely dues payment is an annual reporting issue so a big Thank You for making that an easy task!

Two coffer dams were simultaneously dredged this year which resulted in a savings of \$14k (equipment rental runs approx. \$14k). After payment of the dredging, the checking account stands at \$9,503.17. Savings account stands at roughly \$55k. The Star Loan (for the 2020 lake dredging) is down from the original \$129,500 to a current balance of \$78,512.48 with four remaining payments to pay-off!!

After looking into other excavating contractors with no tangible results, Dan reports that he and Mark initiated a conversation with Dale Sizemore regarding future long-term planning and what we could do to decrease our dredging costs. Ongoing discussions are underway with the goal being to lock into a fee now for the next dredging project anticipated in 2030.

No one had any questions so Mark took the floor asking if everyone understood what a coffer dam was. He then explained the water inlets of Thunder Creek (by his house) and Lawrence Channel (just south by lot 53) enter into the lake and the concrete barriers (ie coffer dams) serve to trap the silt from entering into the lake. As that silt builds up, it's necessary to dredge it out which, as noted above, has occurred this year. An inspection has noted that the dams are starting to fail so discussions are underway with Dale regarding rebuilding them and actually making them concrete dams with spillways. Also being discussed are building ledges into the dams so that use of a backhoe only (vs a long arm excavator) can handle the job. This would garner big future savings. Also under discussion are methods with the coffer dam construction to have the silt dry vs. having to be bagged and air dried before being hauled off. Still a lot to discuss, propose and plan but the goal is savings and potentially using any dried silt as may be available for LLPOA lot owner needs, area farmer needs, etc.

Director of Entertainment reports:

Mark reports that with Lisa McCloud stepping down as Director of Entertainment, JR Noller volunteered to permanently move from Secretary to Entertainment and he proactively worked to put together a summer lake party that many attended with lots of fun had by all. JR and his wife, Holly (who will move to the Secretary position) bring enthusiasm and fresh ideas to our Community. Stay tuned for more fun to come!

Director of Fishing, Dan Kurko, reports:

Dan was working and unable to attend but submitted his annual report, as well as a report from the biologist we partner with, for Mark to review on his behalf. Mark will submit the biologist report to Communication to place in our next newsletter, which supports the efforts made by Dan to date. Dan explained his role as director in his report – to develop and implement plans to establish high quality fishing by monitoring the fish and making necessary adjustments, as well as to oversee our aquatic habit and lake water quality all for the benefit of Lake LaSalle. Relationships have been built with experts to maintain and increase the quality of fishing – which can't be accomplished in one season – but good progress has been made over the last three years. A stocking program has been implemented to increase the forage base and several artificial and natural habitats have been placed. Fishing Guidelines have been updated to help with our long term plan. Our most recent survey reports a notable improvement in habitat. The stocking program is working as evidenced by more bluegill reaching adult size with increase in quality. Bass and crappie population has increased to the 80-85 percentile with some reaching top quality of 100%. Our water quality, while always good, is getting even better. A potential problem in 2022 due to lake weed over-spraying in previous years, coupled with the lake lowering in 2020, led to a decrease in aquatic vegetation, spurring an increase in excess nutrients which fed harmful bacteria leading to algae bloom. This was addressed and determined to not be at a toxic level with the recommendation being to allow as much aquatic vegetation to grow as possible. In 2023, we did have excessive bloom of Chara and Brittle Naiad and at the biologist's recommendation, targeted areas were treated mid-September. No dangerous algae is noted in our lake and water clarity is noted to be at 6-8 feet which is outstanding. The biologist outlined catch/release/harvest recommendations and those are outlined in the Fishing Guidelines (these can be found on our Lake LaSalle website under Governing Documents). Ongoing recommendations will be reviewed by the Board. Dan is passionate and knowledgeable in his role, an asset to the Board and the Lake community, he's done a fantastic job and his efforts to date are appreciated.

Director of Complaint/Compliance, Marie Mooney, reports:

Marie reports very few formal complaints this year, though several were relayed off the record. Speeding on our roads (LaSalle, Chickadee and Cardinal) remains a concern. Blind spots occur on curves and hills, the roads are narrow and there are people, children and dogs walking. Not everyone can hear nor is physically capable of jumping out of the way of a speeding car. It is up to each and every one of us to keep our roads safe. If you note delivery drivers speeding or operating in a reckless manner, calls should go directly to the company (UPS, FedEx, etc). Please drive responsibly! Operation of boats/speedboats was discussed. Legal horsepower is 40mph. If boats are at least 16' from the shoreline, they are in compliance. **REMINDER**, if you are towing, you must have 2 persons on the boat (one operating and one watching over the tow) and the individual(s) being towed must wear flotation devices. Note, too, that if you're towing and making a turn, the individual being towed must be a safe distance from docks and anyone who may be fishing/swimming by their docks.

A lot of us on the lake enjoy the company of our 4-legged friends. Please be considerate of your neighbors and clean up after your pets, address nuisance barking and communicate directly with your neighbors if you have an issue. If the issue doesn't resolve, contact Marie.

Remember that sometimes our neighbors take advantage of outside project work early or later than we may. It may be that's the only time available for them. Simply talking to our neighbors may shed a different light on the situation and resolve what might have been thought of as an issue/complaint. Practice tolerance.

Formal complaints can be made on the LLPOA website. If contacting Marie directly, email is preferred.

Mark also encouraged ALL OF US to keep an eye out on our neighbors, especially those we know live alone. Check in with each other. Together we are a community!

Director of Maintenance, Curtis McCloud, reports:

Due to vacation plans, Curtis was unable to attend but submitted his report to Mark to present.

Mark prefaced that if you haven't met Curtis, he can be described as one of the most passionate members of our lake community and our Board. If Curtis knocks on your door, it probably means you didn't take the time to read through your Welcome Packet or the Governing Documents on the website. He's a big proponent of If You See Something, Say Something, as it takes all of us together to ensure the beauty and safety of our lake community. His duties are varied and ones you may not even know (maintaining our flag, signs, dam cage and valves, ramp weed spraying, etc.). A big thank you to Curtis for all he does!

Curtis reports the next dam inspection will occur in 2024. Our goal is to improve our rating (by the IDNR) from poor to fair (did you know most private lakes/dams in Indiana are rated poor?) and thus far expenditures to satisfy inspection criteria and recommendations have reached \$12k. We continue to address recommendations presented from the formal Dam Survey and anticipate more expenses in 2024. Please refer to the LLPOA website where you can access Newsletter Archives for detailed information. The dam rating and the health of the dam itself is an issue of importance for all of us.

(Mark provided a brief recap noting that most dams are earthen, built a long time ago, and current rules and regs were not in place. Now that these regs are instituted, nothing is grandfathered in. Our goal is to do what is possible to satisfy criteria and partner with them to show we are a responsible community. The next major hurdle is a core x-ray of the dam and it's anticipated that will occur next year at a cost of approx. \$15k. It's a Catch 22 if we proceed with this study and the Board will carefully review/evaluate prior to proceeding.)

Spraying of weeds will continue on as-needed basis the remainder of the season, the draw down valves at the dam cage will be tested again in the Fall. Signage at Three Story and LaSalle Rds has been repainted, there are no issues with our mowing contractor and metal signs obscured by foliage are being kept clear (what the county isn't doing – your Board members are).

For some reason, it appears our new boat stickers are causing compliance problems. A future Board topic will be whether to add an annual date to the stickers.

By-laws address fallen trees on the lakeshore/lake and the Board plans to review those By-Laws to see if they remain relevant. If changes are recommended, they will be presented to the property owners for vote.

Water quality and algae control has been addressed by Dan Kurko, but there are no by-laws governing such. The board is responsible for lake upkeep and weed control is undertaken as necessary. The Board has worked hard to introduce quality, recommended aquatic plant life to the lake to help water quality, erosion and fish habitat. It is not the responsibility of the Board to manage lakefront weeds on homeowners' properties and it is recommended homeowners with concerns regarding their lakefront, to contact Dan or Curtis for recommendations. **NOTE chemicals are NEVER to be used.**

Since moving to Lake LaSalle in 2005, Curtis notes that over \$350k has been spent on lake dredging and maintenance. Remember, waterfront vegetation helps with runoff and filtration. Again, contact Dan or Curtis if you're interested in improving your piece of paradise or in contributing efforts to improve our community as a whole!

Relative to the dam, Marie pointed out that our dam has been functioning exactly as it should for decades, and during the last major flood in 2008, performed as it should. We know the consultants are aware of this and take this into consideration.

2023 Proxy Ballot Voting Process:

Gretchen provided an overview of the voting process, tenure of positions and vacancy(s). 14 ballots were submitted and all were FOR the slated positions as listed on the ballot. Since the ballot notes the Secretary will vote FOR the positions as submitted (where voting members did not submit their ballot), it was unanimous.

Please welcome your 2023/24 Board:

President	Mark Helm (1 yr term)
Vice Pres	Rene Hart (1 yr term)
Treasurer	Dan Jackson (1 yr term)
Secretary	Holly Noller (1 yr term)
Dir/Long Term Planning	Vacant (will be handled by Board – 3 yr term)
Dir/Communication	Kurt Ellinger (3 yr term)
Dir/Maintenance	Curtis McCloud
Dir/Entertainment	JR Noller
Dir/Fishing	Dan Kurko
Director/Complaint-Compliance	Marie Mooney

Summation:

Mark then opened the meeting to the floor. Lot 41 advised that during a recent county paving project a couple weeks ago, they were able to speak directly with the county representative who was locating/marking the roadway between lots 40 and 41. The county anticipates updating some drainage issues there, removing a culvert, adding rip rap and diverting runoff (which is now encroaching into Lot 41’s garage), potentially into the pond adjacent to this site. It’s noted the runoff is also causing wash out across LaSalle so the county plans to address all this. Board members planned to visit the site post-meeting to visualize the project, note any concerns/issues and participate in reaching out to the County as needed. This will be addressed in an upcoming Board planning meeting.

It was also brought up that similar runoff issues are occurring on Chickadee that the County is already reviewing. It was also noted that the Brown County Highway Department has been more responsive in managing roadway mowing on all the roads surrounding the lake.

Ken Gindling, a long term property owner, has been a great liaison between unannounced County projects and looping the Board into same. Thank you, Ken!!

Marie then brought up that the LLPOA is now participating in the county “Adopt a Road” program to encompass Chickadee to LaSalle Road (at SR 135). Signage will be posted and it’s anticipated we’ll have perhaps quarterly clean-up days to maintain that roadway. Please stay tuned and volunteer!!

DID YOU KNOW?? We already have an undercover LLPOA associate member who embodies the spirit of Community and without fanfare has practiced an “adopt a road” philosophy for years? A BIG THANK YOU TO YOU, Mr. L, for all you do. It’s not gone unnoticed!

Mark tied into this topic by encouraging those members that are able/willing, please volunteer during future Community Days to participate and assist in roadside/lakeside clean-up projects.

With no further requests from the floor Mark called the meeting to adjournment at 12:58pm.

Lake LaSalle Association

2022/2023 Board of Directors

Name Office Committee	Year Elected	Term Expires	Contact Info
<u>Officers</u>			
Mark Helm President	2022	2023	mhelm@pipeinc.net
Rene Hart Vice President	2022	2023	blueearth23@tds.net
Dan Jackson Treasurer	2022	2023	jackman342@comcast.net
Holly Noller Secretary	2022	2023	noller.holly@gmail.com
<u>Directors</u>			
Marie Mooney Complaints & Compliance	2022	2025	marie_mooney@yahoo.com
Dan Kurko Fishing	2021	2024	DKurko@DeFouw.com
Curtis McCloud Maintenance	2020	2023	pappym50@gmail.com
Kurt Ellinger Communication	2023	2026	kurtell@icloud.com
JR Noller Entertainment	2023	2026	nollerjr@gmail.com