

# Lake LaSalle Property Owner's Association Inc.

Summer 2024  
Newsletter

# LAKE LASALLE PROPERTY OWNERS ASSOCIATION QUARTERLY MEETING

July 17, 2024

Called to order at 1808

## Pres., Mark Helm, present

### Old Business:

- Updated wording for the boat houses / signs.
  - Boat houses:
    - Originally planned on sending a notification out prior to the annual meeting to Property Owners.
  - **Action:** Mark to get with his lawyer to get updated wording for signs (see quarterly meeting notes from April 2024 for proposed wording from board):
    - Originally planned on voting on this at the annual meeting.
- Curtis to call down about the road between lots 42 and 43 and between 106/107/108
  - \*\*third time this has been an action item
  - Might be a while before anything gets done
- Mark to respond to Tammy's email regarding children playing by the dam.
  - Done
- Curtis to correct the position of the buoys
  - Done
- Kurt to send out a reminder about boating bylaws and restrictions, loading/unloading boats, boat stickers, general summer reminders
  - Done

### Meeting dates for 2024:

September 14th (Annual) at the barn again at 1pm

October 16th

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

### New Business:

- See document sent by Mark's lawyer regarding Special Enforcement Assessment. This document has been saved for records.
- Current wording:
- Covenant:
  - 7. Garbage and Trash - No Lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. The accumulation of trash, refuse, or other materials, including, but not limited to brush piles, piles of sawn lumber, building materials, furniture, appliances, unlicensed vehicles or parts thereof, in the open and visible from either the road or the lake, is prohibited.
- Bylaws:
  - 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.

- Summary of document:
  - Notification by certified mail and standard mail. Property Owner will have 30 calendar days to respond
  - After 30 calendar day period, Property Owner will be charged \$50/calendar day
    - Lien (if needed) is placed at the end
  - Duration
    - Charge will continue until one of the following criteria is met:
      - Work has begun (Property Owner reaching out to HOA in writing)
      - \$5000 total charge has been met
  - Liability Insurance - Kept by the board
  - If needed, the board will create Limited liability forms for the Property Owner

**VP, Rene Hart, present**

No new business.

**Treasurer, Dan Jackson, present**

See Treasury Report.

**Secretary, Holly Noller, present**

- Send notes ahead of time
- Current positions open to election
  - 1 year term:
    - President
    - Vice President
    - Treasurer
    - Secretary
  - 3 year term:
    - Director of Long Term Planning
- Positions not open to election:
  - Director of Communication (up for election in 2026)
  - Director of Maintenance (up for election in 2026)
  - Director of Entertainment (up for election in 2026)
  - Director of Fishing (up for election in 2025)
  - Director of Complaints/Compliance (up for election in 2025)
- **Action:** Ballots and all updated wording of Bylaws to be sent to Property Owners 30 days prior to annual meeting (August 14th).

**Director of Long Term Planning, vacant**

**Dir. Communication, Kurt Ellinger, absent**

No new business.

### **Dir. Maintenance, Curtis McCloud, present**

- Quote for dam inspection: state mandated Hydrozon of engineering in pendleton is \$2700 (note this is \$1800 cheaper than previous quotes)
  - **Action:** Curtis to sign the agreement and send it to HOA for filing and set up a date in early fall for inspection. **UPDATE:** Agreement has been signed and a copy has been saved for records.
- Mowing issues: constant struggle with current contractor, monitoring and possible replacement has been found.
- Tree that fell into the water
  - Board has decided to sink the tree since depth is enough and will pose no issue to wildlife or the lake.
- Proposal to update wording regarding trees that have fallen into the lake
  - Current wording:
    - 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.
  - Proposed new wording to be voted on at annual meeting:
    - 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 should be within 30 days after the initial incident. The Board shall be contacted for guidance/approval on if a tree can be sunk, left alone or placed in an area for “wildlife habitat” if said tree does not present any hazards. The board shall take into consideration, water depth, location of fallen tree and any other circumstances that could be deterrence to Lake LaSalle and the homeowner’s safety and aesthetics. Should a property owner fail to remove said fallen trees that are determined to be a hazard within the 30 days, the Board shall have the trees removed and surcharge the property owner.

### **Dir. Entertainment, JR Noller, present**

- Thank you to everyone who came out to the summer party/fireworks show. And a massive thank you to Dan Jackson for hosting and lighting off the fireworks.
- Upcoming events:
  - For the rest of the summer I’ll be looking into boat meet-ups every Thursday / Friday or Saturday stay tuned. Notification sent out via facebook and have Kurt send email to the entire community.
  - There was an overwhelming response for YES on the Facebook page for a golf outing this fall. Looking into different courses to host for an outing. Estimated date is in the fall after Labor Day. More info to come.

### **Dir. Fishing, Dan Kurko, absent**

No new business.

### **Dir. Complaint/Compliance, Marie Mooney, present**



- Complaint regarding neighbor's being loud / using vulgar language late at night. This was handled between neighbors
  - **Action:** Kurt to send out Covenant regarding offensive activity in addition to a note to be conscious of neighbors and if issues arise to talk to neighbors
    - Covenant: 8. The area shall not be used for game hunting or target practice with any type of firearm. No noxious or offensive activity shall be carried out on any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the area.
    - **Action:** This wording shall be updated at the annual meeting to correct for misspelled words.
- Complaints of boating violations. Kurt sent an email reminding members of the rules
  - Issue of Property Owners swimming into the skiing path created an unsafe situation for all involved.
  - **Action:** Kurt to send out notice to Property Owners about safety of skiing / swimming and being respectful to everyone using the lake
- Welcome packets have been delivered to new Property Owners.
- Sizemores running 4 wheelers on lot 1
  - **Action:** Kurt to send out Bylaws regarding motorized vehicles
  - 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.

**General topics:**

Move to adjourn.

Meeting adjourned at 1913

## Annual Meeting Reminder

September 14th, 2024 -1:00 pm at the Mooney's Barn.

# SUGGESTED DAM INSPECTION REPORT (Refer to pages 5 and 6 for instructions.)

Name of Professional Conducting Inspection Brian McKenna, PE	Professional License No. (Indiana) PE10504716
Business Address 3845 W 1000 S, Pendleton, IN 46064	Phone: (day) <u>317</u> - <u>504</u> - <u>6830</u> (evening) _____

Company Name HydroZön Engineering, LLC

INSPECTION PREPARATION: Reviewed all pertinent technical documentation related to this dam and site in the State's and the Owner's files:  
 Yes  No  Comment: Reviewed files provided by IDNR and owner

MULTIDISCIPLINARY: I am experienced in the technical disciplines or I am working with other professionals experienced in the technical disciplines to properly inspect this dam and appurtenant works. Technical disciplines, in addition to the general civil engineering, may include geotechnical, geological, hydrologic, structural, and mechanical. Yes  No  Comment: \_\_\_\_\_

Dam Name <u>Lake LaSalle Dam</u>		Quad. <u>Morgantown</u>	Date of Inspection <u>7 / 31 / 2024</u>	
State Dam ID <u>7-6</u>	Permit (if unapproved see pg. 6) <u>D-858</u>	County <u>Brown</u>	Sec. <u>13</u> , T. <u>10</u> , R. <u>2</u> N. E.	Last Inspection <u>10 / 04 / 2022</u>
Owners Name <u>Lake LaSalle Property Owners' Association</u>			Owner's Phone ( )	
Address/Zip Code <u>PO Box 452, Morgantown, IN 46160</u>				
Contact's Name <u>Curtis McCloud</u>		Contact's Phone (day) <u>317</u> - <u>373</u> - <u>1106</u> (evening) _____		Spillway Width Top <u>265</u> ft Bot. <u>150</u> ft
Hazard <u>High</u>	Drainage Area <u>1.40</u> MI <sup>2</sup>	Surface Area <u>39</u> AC	Height <u>35</u> FT	Crest Length <u>500</u> FT
			Crest Width <u>16</u> FT	Inlet Below Crest <u>8.1</u> FT
				Slope: Up <u>3:1</u> Down <u>3:1</u>

<b>FIELD CONDITIONS OBSERVED</b> Water Level - Below Dam Crest <u>8.1</u> Ft. Ground Moisture Condition: Dry <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Snowcover <input type="checkbox"/> Other _____	<b>DRAWDOWN STRUCTURE</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> None Comment: <u>Twin gate valves</u>
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**MONITORING**  Yes  None [  Gage Rod  Piezometers  Seepage Weirs  Survey Monuments  Other ]

Comments \_\_\_\_\_

<b>A</b>	<b>UPSTREAM SLOPE</b>	<b>PROBLEMS NOTED:</b> <input type="checkbox"/> (A-1) None <input type="checkbox"/> (A-2) Riprap - Missing, Sparse, Displaced, Weathered <input type="checkbox"/> (A-3) Wave Erosion-with Scarp <input type="checkbox"/> (A-4) Cracks-with Displacement <input type="checkbox"/> (A-5) Sinkhole <input type="checkbox"/> (A-6) Appears Too Steep <input type="checkbox"/> (A-7) Depressions or Bulges <input type="checkbox"/> (A-8) Slides <input checked="" type="checkbox"/> (A-9) Animal Burrows <input checked="" type="checkbox"/> (A-10) Trees, Brush, Briars <input type="checkbox"/> (A-11) Other _____ Comments: _____  (A-9) A few isolated animal burrows near spillway and right abutment (A-10) Trees and brush encroaching onto slope at right abutment
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<b>B</b>	<b>CREST</b>	<b>PROBLEMS NOTED:</b> <input type="checkbox"/> (B-1) None <input type="checkbox"/> (B-2) Ruts or Puddles <input type="checkbox"/> (B-3) Erosion <input type="checkbox"/> (B-4) Cracks with Displacement <input type="checkbox"/> (B-5) Sinkholes <input type="checkbox"/> (B-6) Not Wide Enough <input type="checkbox"/> (B-7) Low Area <input type="checkbox"/> (B-8) Misalignment <input type="checkbox"/> (B-9) Inadequate Surface Drainage <input type="checkbox"/> (B-10) Trees, Brush, Briars <input checked="" type="checkbox"/> (B-11) Other <u>Asphalt cracking</u> Comments: _____  (B-11) Sporadic minor cracking of asphalt roadway on crest. No signs of separation or other indications that cracking is related to a lack of stability of the dam
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*Spillway Width* refers to the open channel (typically the emergency or auxiliary spillway) at the control section.  
*Ft. FBD.* refers to the vertical distance from the emergency (auxiliary) spillway control section to the lowest point of the crest of the dam.  
*Inlet Below Crest* refers to the vertical distance from the inlet of the principal spillway to the crest of the dam.

<b>C DOWNSTREAM SLOPE</b>	
GOOD	<input type="checkbox"/>
ACCEPTABLE	<input checked="" type="checkbox"/>
DEFICIENT	<input type="checkbox"/>
POOR	<input type="checkbox"/>

**PROBLEMS NOTED:**  (C-1) None  (C-2) Livestock Damage  (C-3) Erosion or Gullies  (C-4) Cracks with Displacement  (C-5) Sinkholes  (C-6) Appears too Steep  (C-7) Depression or Bulges  (C-8) Slide  (C-9) Soft Areas  (C-10) Trees, Brush, Briars  (C-11) Animal Burrows  (C-12) Other Utility poles; mowing ruts

Comments:

- (C-10) Trees and brush encroaching at right abutment and around spillway outlet
- (C-11) Isolated animal burrows in some areas of slope
- (C-12) Penetrations from utility poles along top of slope
- (C-12) Minor mowing ruts around utility poles

<b>D SEEPAGE</b>	
GOOD (NONE)	<input checked="" type="checkbox"/>
ACCEPTABLE	<input type="checkbox"/>
DEFICIENT	<input type="checkbox"/>
POOR	<input type="checkbox"/>

**PROBLEMS NOTED:**  (D-1) None  (D-2) Saturated Embankment Area  (D-3) Seepage Exits on Embankment  (D-4) Seepage Exits at Point Source  (D-5) Seepage Area at Toe  (D-6) Flow Adjacent to Outlet  (D-7) Seepage Clear/Muddy  (DRAIN OUTFALLS SEEN X No \_\_\_ Yes  (D-8) Flow Clear/Muddy  (D-9) Dry/Obstructed]  (D-10) Other \_\_\_\_\_ Describe location of drains and indicate amount and quality of discharge.

Comments:

Drain outfall submerged by plunge pool

<b>E PRINCIPAL SPILLWAY</b>	
GOOD	<input type="checkbox"/>
ACCEPTABLE	<input checked="" type="checkbox"/>
DEFICIENT	<input type="checkbox"/>
POOR	<input type="checkbox"/>

**DESCRIPTION:** Concrete drop inlet (~6.5' x 6') with steel outlet pipe (30" diameter)

**PROBLEMS NOTED:**  (E-1) None  (E-2) Deterioration  (E-3) Separation  (E-4) Cracking  (E-5) Inlet, Outlet Deficiency  (E-6) Stilling Basin Inadequacies  (E-7) Trash Rack  (E-8) Other \_\_\_\_\_

Comments:

- (E-5) Corrosion of inlet pipe where it protrudes into drop inlet
- (E-6) Trees and brush encroaching into stilling basin
- (E-7) Trashrack coating is sparse and has significant rust

<b>F AUXILIARY SPILLWAY</b>	
GOOD	<input type="checkbox"/>
ACCEPTABLE	<input type="checkbox"/>
DEFICIENT	<input checked="" type="checkbox"/>
POOR	<input type="checkbox"/>

**DESCRIPTION:** Grass-lined open channel through left abutment

**PROBLEMS NOTED:**  (F-1) None  (F-2) No Auxiliary Spillway Found  (F-3) Erosion-with Backcutting  (F-4) Crack with Displacement  (F-5) Appears to be Structurally Inadequate  (F-6) Appears too Small  (F-7) Inadequate Freeboard  (F-8) Flow Obstructed  (F-9) Concrete Deteriorated/Undermined  (F-10) Other Lacks capacity

Comments:

- (F-8) Some minor obstructions upstream and downstream of control section
- (F-10) Best available data suggests that combined spillway capacity is only 59% of PMP

<b>G MAINTENANCE AND REPAIRS</b>	
GOOD	<input type="checkbox"/>
ACCEPTABLE	<input checked="" type="checkbox"/>
DEFICIENT	<input type="checkbox"/>
POOR	<input type="checkbox"/>

**PROBLEMS NOTED:**  (G-1) None  (G-2) Access Road Needs Maintenance  (G-3) Cattle Damage  (G-4) Spillway Obstruction  (G-5) Brush, Weeds, Tall Grass, on Upstream Slope, Crest, Downstream Slope, Toe  (G-6) Trees on Upstream Slope, Crest, Downstream Slope  (G-7) Rodent Activity on Upstream Slope, Crest, Downstream Slope, Toe  (G-8) Deteriorated Concrete-Facing, Outlet, Spillway  (G-9) Gate and/or Drawdown Need Repair  (G-10) Other \_\_\_\_\_

Comments:

- (G-5) (G-6) Trees and brush encroaching onto embankment at right abutment and near spillway outlet
- (G-7) Isolated rodent burrows on upstream and downstream slopes

**H OVERALL CONDITIONS**

Based on this inspection and recent file review, the overall surficial condition is determined to be:  (H-1) Satisfactory  (H-2) Fair  (H-3) Conditionally Poor  (H-4) Poor  (H-5) Unsatisfactory

**IMPORTANT: IF THIS RATING IS DIFFERENT THAN PREVIOUS IDNR RATING, PLEASE ATTACH EXPLANATION AND REASONS FOR CHANGE ON PAGE 4.**

# Lake LaSalle Association

## 2023/2024 Board of Directors

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