

A fluffy, light brown dog, possibly a Poodle or similar breed, is sitting on the beige leather upholstery of a boat. The dog is looking towards the camera with a calm expression. It has a brown collar with a silver tag. In the background, a calm lake reflects the sky, and a dense line of green trees borders the shore. The boat's metal frame and another section of the seat are visible.

Lake LaSalle Property Owner's Association Inc.

Fall 2025
Newsletter

A scenic view of a lake surrounded by lush green trees. The water is calm, reflecting the surrounding foliage. A small dock or pier is visible in the distance.

Lake LaSalle Property Owners Assn. Inc.
PO box 452 Morgantown IN 46160 www.lakelasalle.com
Fall 2025 Newsletter

LAKE LASALLE PROPERTY OWNERS ASSOCIATION ANNUAL MEETING

September 13, 2025

Called to order at 1305

Pres., Mark Helm, present

Old Business:

- Proposal for digitizing archived documents.
 - **Action:** Mark to find what / where any physical documents are located. Due by the annual meeting.
 - NEXT: move it to one location
 - NEXT: digitize everything

New Business:

- 23 lake members attended. 6 Proxy ballots submitted accepting the Ballot with no nominations noted. Secretary will vote FOR all other members not in attendance. Board as submitted, confirmed.
 - Current board positions:

Position	Member	Up for Election
President	Mark Helm	2026
Vice President	Vacant	
Treasurer	Dan Jackson	2026
Secretary	Holly Noller	2026
Dir. of Long Term Planning	Vacant	
Dir. Of Communication	Vacant (Holly Noller stepping in temporarily)	
Dir. Maintenance	Curtis McCloud	2026
Dir. Entertainment	JR Noller	2026
Dir. Fishing	Dan Kurko	2026
Dir. Complaint / Compliance	Marie Mooney	2028

- Moment of respectful silence for all those we have lost this year and for our nation and also a reminder to check on neighbors (we all need help sometimes).
- Mark pointed out vacancies on the Board (VP, Long Term Planning, Communication), that help is needed and urged anyone interested in a position on the Board or to offer assistance, please contact him or any Board member.
- It's also noted Kurt Ellinger, though no longer on the Board, has stepped in to assist when needed with Communications. Thanks, Kurt, and thanks to Holly (secretary) for helping to cover as well!

Vice Pres., vacant

Treasurer, Dan Jackson, present

See Treasury Report.

- Reviewed financials
 - Checking stands at \$22,638. Savings balance is \$70k (\$55k of which is moved to the Long Term Planning budget for next dredging and the remaining \$15k is set aside for any emergency needs). We have 2 yrs remaining on our Star loan (balance \$24,184). Once the Star Loan is paid off, the funds used for those payments will go towards the Long Term Planning budget.
 - Dan thanks everyone for timely dues payments. This is important as Star Bank requests an annual update every March.
- Given new LLPOA members, Sally Gindling (former Long Term Planning) took the floor to review the dredging in 2020, how the loan was secured (with no collateral), how future dredging costs would need to be budgeted for and the Assessment that was voted in at that Annual Mtg (see the LLPOA Governing Documents page for the full

Assessment Plan details). It was pointed out that the \$150k Long Term Planning budget may not necessarily cover the full costs of dredging in 2030, BUT we can use that money as collateral to secure any additional funds needed.

- Given increased operational expenses, it is projected our Long Term Planning budget will fall short of the necessary \$15k annual transfer. Once the shortage is known year-end, the Assessment will be calculated and divided by 61 dues paying homeowners and the Treasurer will bill accordingly.
- Mark thanked Dan for all he does in his Treasurer role. It was pointed out that the Board really needs succession planning in this position now to mentor with Dan and again pointed out the other vacant Board positions.

Secretary, Holly Noller, absent

- 2025/2026 meeting dates to be picked at the meeting following the annual meeting:
 - Fall: October 15, 2025
 - Winter: January 21, 2026
 - Spring: April 15, 2026
 - Summer: July 15, 2026
 - Meeting location: Dan Jackson's House at 6pm
- Annual Meeting (2026): September 12, 2026 at 1pm at the Mooney's Barn.

REMINDER: Anyone is welcome to attend any of the quarterly meetings. A courtesy heads up is appreciated.

Director of Long Term Planning, vacant

Dir. Communication, vacant

Dir. Maintenance, Curtis McCloud, present

- Big thanks to Gary Savage who handles mowing in the common grounds and doing a great job.
- Valves at overflow cage at dam have been tested x2 this year with no problems. Ramp is being maintained for weeds though challenging during the heavy rain periods. No Trespassing signs have been placed on LaSalle Rd entrances, Chickadee and by the ramp between Cardinal Dr and LaSalle (signage at this spot is for non-lake residents only – we're free to use). No solicitation signs up and can only be placed in our common grounds areas.
- Thank you to those who helped with Spring clean-up at the coffer dams.
- New yellow No Wake buoys installed.
- State-mandated dam inspection targeted for Summer/Fall 2026.
- All signage (wood and metal) will continue to be inspected and refreshed as needed.
- County has been contacted x2 to clean-up ditches at the top of LaSalle Rd so run-off doesn't impact boat ramp/gravel area.
- Anticipate the need to have the overflow cage professionally coated (as recommended in past during dam inspection).
- Lot 1 update: Anticipate future build.
- Thank you, Curtis!

Dir. Entertainment, JR Noller, absent

Dir. Fishing, Dan Kurko, present

- Overall lake health and water quality is good. Due to budget, no fish survey is expected to be completed this year, but Dan was provided a link by the fish biologist we consult (also consult with fish biologist) and also journals all catches and the numbers show improvement since 2019, with larger fish and more variety now being caught.
- Dan reviewed typical weed spray protocol but also points out weeds are beneficial (esp pond weed), filtering the water and providing fish habitat. Thank you, Dan!

Dir. Complaint/Compliance, Marie Mooney, present

- Reports 3 formal complaints submitted re: properties violating by-laws, covenants and/or restrictions. Letters sent from Board as well as legal, where needed. 2 of 3 have been addressed with one outstanding.
- A few boating complaints – speed in no-wake zones and after hours speeding.
- Good summer of lake fun for everyone.
- Don't hesitate to contact Marie (or any Board member) with questions/concerns.
- **Discussion followed regarding marking the buoys with No Wake Zone signage. To clarify, these areas are marked not just for erosion control but also due to submerged stumps which create a hazard for boat equipment.
 - **Motion** made by Sally Gindling, seconded by Curtis McCloud and favored by attendees to add No Wake Zone signage to buoys.
- Everyone is reminded this is a private lake and your guests may be questioned if you're not there. Best solution....talk to your neighbors or the Board in advance.

General topics:

- A round of applause after a neighbor comments on how happy he is to have us all for neighbors! Back atcha, Bob (and Pat)!!
- Thank you to the Mooneys for hosting the Annual Mtgs in their barn – no hit to the budget!
- Mark again reminds us what a great community we have, the need to help take care of each other and to check in our neighbors.
- Discussion regarding trees falling in lake. Case-by-case basis on how best to handle Contact the Board for advice and potential assistance!
- Dan reiterates Board opening needs, especially Long Term Planning. Critical planning for the health of our lake and our properties. The Board is a great place to start in learning about our lake community, its needs and our neighbors. GIVE IT A TRY! WE NEED YOU!!

Motion to adjourn.
Meeting adjourned at 1410

LAKE LASALLE PROPERTY OWNERS ASSOCIATION ANNUAL MEETING

September 15, 2025

Called to order at

Pres., Mark Helm, present

Old Business:

New Business:

None.

VP, vacant

Treasurer, Dan Jackson, present

See Treasury Report.

Motion to move to a single signature format for LLPOA Checking Account.
Seconded and approved by a majority vote.

Secretary, Holly Noller, present

ACTION: 2025/2026 meeting dates to be picked at the meeting following the annual meeting:

Fall: October 15, 2025

Winter: January 21, 2026

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Summer: July 15, 2026

Meeting location: Dan Jackson's House

Annual Meeting (2026): September 12, 2026 at 1pm at the Mooney's Barn.

Director of Long Term Planning, vacant

Dir. Communication, vacant

Dir. Maintenance, Curtis McCloud, present

Dir. Entertainment, JR Noller, present

Dir. Fishing, Dan Kurko, absent

Dir. Complaint/Compliance, Marie Mooney, present

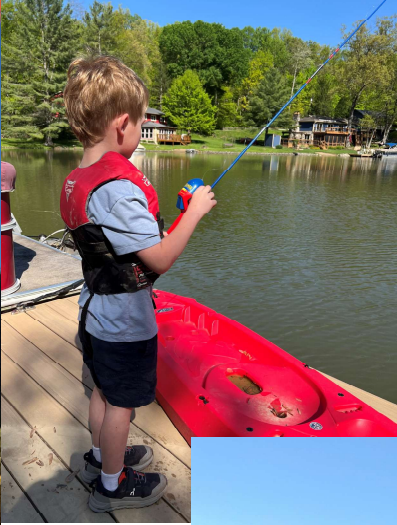
General topics:

Proposal to digitizing archived documents.

- **Action:** Mark to find what / where any physical documents are located. **Due by the annual meeting.**
- Next: move it to one location
- Next: digitize everything

Move to adjourn.

Meeting adjourned at



Lake LaSalle Association

2025/2026 Board of Directors

Name Office Committee	Year Elected	Term Expires	Contact Information
<u>Officers</u>			
Mark Helm President	2025	2026	mhelm@pipeinc.net
OPEN Vice President	2025	2026	
Dan Jackson Treasurer	2025	2026	jackman342@comcast.net
Holly Noller Secretary	2025	2026	noller.holly@gmail.com
<u>Directors</u>			
Marie Mooney Complaints & Compliance	2025	2028	marie_mooney@yahoo.com
Dan Kurko Fishing	2024	2027	DKurko@DeFouw.com
Curtis McCloud Maintenance	2023	2026	pappym50@gmail.com
JR Noller Entertainment	2023	2026	nollerjr@gmail.com
OPEN Communication	2025	2028	
OPEN Long Term Planning	2025	2028	