

# **LRA Membership Fall Meeting**

## **Meeting Minutes**

**October 8, 2017**

### **Opening:**

The fall membership meeting of the LRA was called to order by President Gregg Wood at 1:00 pm on October 8, 2017 in the Chapel. Gregg welcomed everyone to the meeting. David Vandercar started the meeting with a devotion and prayer.

### **Present:** (Board)

Gregg Wood, Greg Reutter, Jason Brooks, Jason Roeder, Mark Miske, Doug Denny, Lynn Hoeltke.

### **Present:** (Membership including Board) 45 Members

### **New members were recognized:**

Katie Otte, lot 85. Roger and Julie Wehrkamp, lot 58

### **1) Approval of Minutes**

The minutes of the spring membership meeting were read by Lynn Hoeltke. The minutes were unanimously approved upon a motion from Steve Arnholt, lot 149 and a second from Linda Themer lot 71.

### **2) Committee Reports:**

a) Sewers – Jason Roeder. Most of the septic tanks have been pumped. The major problems to the sewer system with the sewer valves have been repaired. Pressure gauges were added at the same time. This way we can monitor the efficiency of the system. We will now be having a yearly inspection of the system.

b) Fish Fry – Jason Roeder. We served 133 plates for a \$293.00 profit. This is not a large money maker for the association but it is a great community event for our members. Therefore, the event will continue next year.

b) Construction – Greg Reutter. Before any changes can be made to your property, the lot lines need to be set. Erosion controls must be in place during construction. We will have a dumpster here this spring. Hopefully the company will deliver it on the correct weekend. Please place all items in the dumpster. Nothing is to be placed outside of the dumpster. Common ground areas cannot be used or changed for personal use. If you have questions about construction guidelines or common ground usage, please see Greg Reutter.

c) Chapel – Gregg Wood. Attendance was strong this past summer. All offerings and rental fees taken in during services are spent on the chapel. These funds are spent on improvement and repairs to the chapel area. Right now the chapel is operating at a breakeven level. If there are excess funds, the association members may designate a charity to support.

d) Safety- Doug Denny. We had another safe year. Most violations were people setting up on the back of the seat to see. You must be seated during the operation of the boat. There will be no new stickers this year. All boats, ATVs and golf carts must have a sticker and lot number. Each year we will ask for insurance verification for all boats, ATVs and golf carts. No guest boats or ATVs are permitted.

We were able to have the trails graded to make them more passable. The trails in the woods are only for four wheel drive ATVs. The trails in the woods are too rough for golf carts. Golf carts can be used on the gravel path around the lake. There will be times when a trail must be closed because it becomes too hazardous.

e) Camp – David Vandercar. The summer camp was well attended. There are a number of guest groups coming to the camps. There were 28 guest groups in August and 26 in September 2017. The triathlon had more people attend than last year. The community day served 350 people. The dinner auction is November 18, 2017 at the Primo Banquet Hall in Indianapolis. The special project this year is recognition of Mark Burbrink for all his work in early years of the camp. He served as the camp director from 1974 to 1996. The project will be a legacy trail in his honor from the dining hall to the cabin area of Camp Lakeview. The camp is also developing the new camp Cedarbrook property near Louisville. The Cedarbrook camp is now open for rentals.

e) Roads – Jason Brooks. Seven areas of the roads were repaired. We are looking at options for the roads rather than patching each year. We would like to pave the entire road from the east entrance to the west entrance. This has been cost prohibited. We are looking at the options of being on a waiting list for asphalt when an asphalt plant has excess asphalt.

### 3) Treasury Report

The treasury report was reviewed by Mark Miske. Mark reviewed the budget explaining the current spending with an emphasis on the property taxes that will be on the spring bill. The tax bill estimate to the association has gone down from \$118,990 to \$94,520. This is a result of the assessor's office taking into account the full time members that have a homestead deduction. This gave each lot owner, even if they do not qualify for the homestead deduction, a \$176 decrease from the first estimate. Best estimate payable in 2018 is \$680.00 per lot. Other items on the budget will be similar to last year resulting in no LRA dues increase (3<sup>rd</sup> year in a row). There is no special assessment this next year.

Recap of the past two years:

Year paid	2017	2018
LRA Dues	\$1155	\$1155
LRA Spillway Assessment	\$140	\$0
New Bartholomew County tax	\$0	\$680
Prior Bartholomew County tax	\$480	\$0
	\$1775	\$1835

Estimated increase per lot = \$60

There was some further discussion with objections of the tax distribution and dues amount by Steve Angrick. See item 5e of the minutes.

The Treasurer's report was unanimously approved as distributed upon a motion from Roger Hackman, lot 57 and a second from Linda Themer, lot 71.

### 5) Old Business and New Business:

a) The web site is available for lake information. You need to request access to see all the information posted.

b) We have a LRA face book group. See Amy Nagel to join that group.

c) The weed control went better this year. The company we work with used different methods and types of application. The lagoons will be flushed starting Monday, October 10, 2017. This will lower the lake 3-4 inches. The lake will be lowered starting the first week of November 2017. The lake will only be lowered 2-3 feet. It will then be allowed to refill.

d) There have been some issues with muskrats, groundhogs and beavers. We have worked to trap them when they take up residence at the lake.

e) Steve Angrick lot 141 and 142 used article VI, Section 5, letter F to discuss setting the dues at \$1000 and revisiting the property tax vote from the spring meeting. This was discussed during the treasury report as the budget was presented. He feels the vote was unfair and put a greater burden on members that own two lots. The vote met all the bylaw requirements and the membership present at this fall meeting felt that this is an association where we voted according to the precedent of each lot being billed for any dues and assessments. The members present at the fall meeting felt that there should be no further discussion of the topic and the vote should stay.

f) There was a concern about cracks in the spillway repair. This will be investigated.

**Results of the Vote:**

1. Mark Miske, Amy Nagel and Jason Roeder were voted in for an additional three year term.

**Adjournment: 2:35 pm**

**Minutes submitted by:** Secretary, Lynn Hoeltke