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September 7, 2015

Lutheran Resort Members:

This year the Fall Membership meeting will be held on Sunday, October 11th at the Lake Chapel commencing at 1:00pm.

There are several important agenda items including the following:

- A new safety rule will be voted on – “No boat may tow anything or anybody after dusk”
- The Board has been working with the Ogilville Fire Department. Recommendation is to install a dry fire hydrant. This is an important need for increased fire safety at the lake.
- Committee reports
- Septic tank pumping
- 2015/2016 budget review
- Election of 3 board positions. Terms are up for Gregg Wood, Greg Reutter & Chris Schaefer. This year's candidates are – Greg Reutter (lot 44), Jason Brooks (lot 7), Gregg Wood (lot 4 & 5), Mark Miske (lot 75) & Doug Denny (lot 114)

Meeting Guidelines:

- Only members may present and/or second a motion
- When presenting and/or seconding a motion or offering comments, the member should first stand and state their name and lot number
- When presenting a motion or comment, the member may hold the floor for no more than five minutes
- Only those whose names are on the certificate may vote

Kind regards,

The Lutheran Resort Association Board



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2015 Board Highlights

1. Moved accounting to Quick Books Online. Secure checks, files safe in the cloud
2. Put all "funds" money in an interest bearing account
3. Revised many forms and created new forms
4. Set procedures for future Boards
5. Made www.lutheranlake.com functional and posted rules, minutes, etc. for all members
6. Put on a first annual Fish Fry
7. Chapel:
Replaced roof ridge vents
Replaced 3 doors, replaced all locks and added a keyless entry
Replaced microphone equipment
8. Replaced sign at beach and added to warning signs by the lagoons
9. Created a LRA logo
10. Created LRA T-shirts
11. Changed rules to promote the installation of permanent lot line markers
12. Reinstated the 5/10 year Planning Committee and the Safety Committee
13. Total review of the LRA insurance policy
14. Worked with the Ogilville Fire Department Chief to make sure their equipment had access to all our homes. The Chief also set up special training for his crew for Lutheran Lake and recommended a dry fire hydrant
15. Set up a Face Book site
16. Finalized a septic pumping schedule for now and the future
17. Addressed many road issues including drainage & repair

LRA Membership Spring Meeting

Meeting Minutes

May 17, 2015

Opening:

The **Spring** membership meeting of the LRA was called to order by President Gregg Wood at **1:00pm on May 17, 2015** in the **Chapel**. Gregg welcomed everyone to the meeting.

Present: (Board)

Gregg Wood, Greg Reutter, Dennis VonDielingen, Bill Burr, Chris Schaefer, Lynn Hoeltke, Amy Nagel, Jason Roeder

Present: (Membership including Board) 81 Members

New members were recognized:

Mike and Janet VanLiew, lot 8

Brian and Jael Sylva, lot 48

Mark and Amy Miske, lot 75

County Assessor Presentation: Lewis Wilson the county assessor and Ginny Whipple discussed the increase in assessment. A PowerPoint slide presentation was shared with the members explaining how appraisals were determined. Reassessment now occurs every four years. There were multiple questions about lot appraisal. If someone owns a house on one lot and owns the lot next to them a call needs to be made to Ginny Whipple (812-379-1505) so you are not charged two lot usage fees. There was a discussion of possibly phasing in the increase instead of a one-time increase.

After the meeting the Board received the following information from the assessor's office.

"One of the things that came out of the meeting was the agreement that we should phase in the increase in value over the next several years to the extent that we are able. The State requires that we be between 90% and 110% of the sales for a given neighborhood. The values you received in the mail collectively produce a median of 94% of the sales.

In order to reach a median of 90%, I have lowered the neighborhood factor to 1.75. This will take away 10% of the original value of the dwelling. Next year we will raise the median to 92% and the year after that to 94% by using the neighborhood factor to adjust the dwellings. Also, remember that as sales fluctuate, so will the value of the homes.

Your taxable value should be slightly under the market value of the home, however, there is one exception to this rule. If you overbuilt your home for the market because it is the dream home you have always wanted to live in than your assessment may be over the market. Our definition of value is "value in use" which is the utility you get from living in the house. It's not always the same as market value."

A) Approval of Minutes

The minutes of the **Fall** membership meeting after one name correction were unanimously approved upon a motion from Richard Hendrickson and a second from Debbie Schulz.

B) Review of Events Since Fall Meeting

1) **Treasurer:** The Treasurer's report for the past year was explained. Bill Burr explained the changes to the report as a result of going to Quickbooks. Special funds money has been moved to an interest bearing savings account. This will generate approximately \$200.00 extra income each year. The Treasurer's report was unanimously approved as distributed upon a motion from Phillip Schafer and a second from Steve Chinn.

2) **Website:** The website is up and running. This is kept up to date with events and meeting minutes. We also have a new logo for LRA that can be seen on the website.

3) **Construction:** Greg Reutter reported that several new homes have been constructed this past year. A few more are planned for this coming year. All lots must have the lot lines marked before construction or a sale of the property. Guidelines are on the website.

A dumpster will be here June 5 -7, 2015. You can add to the dumpster or take things out during that time.

4) **Roads:** Dennis VonDielingen reported that he personally used 75 bags of patch to repair road chuckholes. The roads have been marked for areas that need repaving. The contractor will complete this as time and weather permits.

5) **Sewer:** Chris Schaefer reported that tanks need to be pumped this summer. You can have your tank inspected for a \$50 fee to see if it needs inspected. The information was mailed in the spring meeting notice to all members and is available on the website.

6) **Chapel:** Thanks you to everyone that helped clean the chapel on May 17th. There are excess kitchen items on the kitchen island that anyone can take after the meeting. The chapel services start May 24th. There is a sign-up sheet to bring donuts. A new sound system has been purchased. The ridge vent has been replaced on the Chapel and stained ceiling tiles replaced. There are new outside doors to the kitchen and the two restrooms. The kitchen door will have a pass code to get into the building. When someone rents the building they will be given a pass code for access. When the event is over, the pass code will be changed so they no longer have access.

7) **Camp:** The camp is sponsoring a Triathlon on Labor Day. Events will be held in the morning to not interfere with the fast boat times. The events using the road will be at approximately 10:00 am.

There has been an increase in outside people driving through the camp. Therefore you will need to sign in at the office on the road to go through the camp. This is for the safety of those using the camp.

The camp is exploring a tower for a better way to have an internet signal for both the camp and the lake residents. There will be a cost to sign up and then a monthly fee. More information will be available shortly.

C) New Business:

1) **Safety:** There was a discussion of keeping the age to drive golf carts on the roads at 16 as is stated in the safety rules. A motion was made to change the age to either 12 or 14. The vote was conducted of the members and age 12 was the new approved age. The safety rules have been amended to read:

“All operators must be at least 16 years of age (12 years of age for Golf Carts) or the manufacturers recommended age posted on the vehicle. An adult member of Lutheran Resort Association must accompany operators of ATVs with manufacturer’s recommended age under 16.”

2) **Weed Control:** The first weed control treatment has been applied. There were no restrictions. The second and third weed control treatment restricts irrigation with the lake water.

3) Upcoming events:

Dumpster is here June 5, 6, and 7th.

Fish Fry is June 13th

Fireworks are July 4th

The board is looking at the possibility of having a trash container available for members.

The meeting was closed with the Lord’s Prayer

Adjournment: 3:35 pm

Minutes submitted by: Secretary, Lynn Hoeltke

Proxy for Annual Meeting Membership

If I/We do not attend the Fall 2015 meeting of the membership of Lutheran Resort Association, Inc. on October 11, 2015, I/We hereby appoint _____ with full power of substitution, to represent me/us and to cast my/our vote as a member of Lutheran Resort Association, Inc. on all matters which may come before the meeting of the membership.

The undersigned represent(s) that he/she/they is/are a member of the Lutheran Resort Association, Inc., having rights to the use of Lutheran Lake as indicated below.

If all the members designated in the undersigned's membership certificate have not signed this proxy, then the undersigned represent(s) that he/she/they is/are the voting representative(s) for all such members and specifications of voting of this proxy as indicated above are as the majority of said members have determined.

If any person who is a member and who is named in the membership certificate for the lot designated below attends said meeting and votes on any issue, then the votes cast at the meeting shall be valid and any vote cast by the user of this proxy shall not be valid.

Dated this _____ day of _____, 2015

Lot # _____ Signature _____