

# **LRA Membership Spring Meeting**

## **Meeting Minutes**

**May 20, 2018**

### **Opening:**

The spring membership meeting of the LRA was called to order by President Gregg Wood at 1:00 pm on May 20, 2018 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 Amy Nagel, David Riley.

### **Present:** (Membership including Board) 64 Members

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

New members to LRA were recognized.

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

The minutes of the spring membership meeting were read by Lynn Hoeltke. One request was entered to include a concern about cracks in the spillway mentioned in the Fall 2017 meeting. The minutes were unanimously approved upon a motion from Tom Rebber, lot 21 and a second from Linda Themer lot 71.

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

a) Sewers – Jason Roeder. Pressure gauges are being checked for changes in pressure indicating a problem and checking the efficiency of the system. We now are on the three year cycle to have full time residents septic tanks pumped. If you received a letter in your yearly assessment, your septic tank will be checked to see if it needs pumped. Snyder Environmental will check the septic tanks first before they pump the septic tank. If the septic tank needs pumped, Snyder Environmental will send you a bill.

The vote we are having today is to allow the Board to have Snyder Environmental check the tanks and only pump the septic tank when it needs it. This will not start until 2019. LRA will be billed and the lot owner will not receive a separate bill. We are hoping to get better pricing and not need to raise annual dues for septic repairs/maintenance.

b) Construction – Greg Reutter. Everyone is doing a great job at getting lot lines set. The dumpster will be here June 1-3, 2018, Please place all items in the dumpster. Nothing is to be placed outside of the dumpster. Also, nothing is to be brought in from outside Lake property and placed in the dumpster.

c) Chapel – Amy Nagel. We have five rentals since the fall meeting. We have all the pastors assigned for the summer. There is a donut signup sheet for each of the Sundays. Memorial Day and Labor Day weekends St. Peter Waymansville will be serving breakfast. Chapel cleanup day was May 19, 2018 all areas of the chapel were spruced up. Thank you to everyone that worked and donated supplies.

d) Safety- Doug Denny. Safety rules are at the entrance to pick up. There have been no changes in the rules. 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.

The trails are in good shape. At times a trail needs to be closed to avoid silt from flowing into the lake. If a trail is closed, do not open it. A trail is often closed with a tree across the trail. This is on purpose and the tree should not be removed. There are some very muddy spots near lot 103 that should not be used. Use of this area is causing excess silt to flow into that inlet.

The trails that are maintained with gravel are only for four wheel drive ATVs. The trails without gravel 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. There has been crushed stone delivered so we will be having a day to spread the stone on the gravel path around the lake.

On holiday weekends only one person and one device is permitted behind a boat. The signs will be posted to remind you.

There is no manufacturer of 4 cylinder inboard/outboard motors for 18 foot and under boats. You can still get a 90 horsepower outboard for a boat 18 foot and under. We are starting to look into this issue and will be setting up a separate committee to look at options.

e) Camp – David Vandercar. Summer staff will be starting at the camp on Friday, May 25, 2018. There have been 42 staff hires and 100 junior staff hires. Junior staff orientation was last Saturday. Registration is going well with only a few sessions open. August 3, 2018 is the last day of camp. Open house is June 3, 2018. There will be an worship service and a meal along with the ability to tour the facilities. The Cedarbrook camp near Louisville is now open for rentals.

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. We are still accepting donations for the project.

We are planning on having the Saturday evening devotions again this year. Triathlon is September 3, 2018.

e) Roads – Jason Brooks. Jason has been patching potholes. We are still looking at getting the road paved from entrance to entrance with grinding and a 3 inch layer of paving. First estimate is \$280,000. Each year we budget \$30,000 for road repairs. One of the ideas is to limit road repairs and transfer the funds into the roads fund until we have enough money for a major repair. We could also have a special assessment to add to the fund. These are in the investigation stage and we need additional estimates before the Board will have any recommendations.

There was a road concern that on Oak Park Court several trees prevent delivery trucks from having access. Jason Brooks will look into this.

### **3) Treasury Report**

The treasury report was reviewed by Mark Miske. Mark presented documentation that the financial statements and records of the association including receipts, expenses, financial statements and bank statements are accurate as they have been reported to the members. Three members are still outstanding on payment of their dues. He explained that the chapel expenses are now listed separately because the chapel is a tax exempt area. All offerings and rental fees taken in during services are spent on the chapel. Mark reviewed the budget explaining the current spending. The property tax estimate stated in the fall 2017 members meeting was \$680.00 per lot. This was an estimate based on information the Bartholomew County assessor gave us. The tax bill was subsequently changed by the Bartholomew County assessor to \$830.00 per lot. Other

items on the budget are similar to last year resulting in no LRA dues increase. Mark emphasized the property taxes apply to the value of all common ground (excluding the Chapel) as well as individual lots.

Steve Angrick lot 141 and 142 voiced a concern that the vote for each lot being billed for any dues and assessments was unfair and put a greater burden on members that own two lots. This vote was reviewed by the attorney and the vote met all the bylaw requirements. Any additional review by an attorney will incur attorney fees the membership will need to pay.

Balance sheet as of May 20, 2018

<b>Assets</b>	Checking		\$249,959
Savings	Lake/cove	\$60,155	
	Roads	\$75,550	
	Sewer	\$48,760	
	Total Savings		\$184,465
Total bank accounts			\$434,424

The Treasurer's report was unanimously approved as distributed upon a motion from Tom Rebber, lot 21 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 is going well. We have our second treatment Monday, May 21, 2018. Lake treatment dates are on the website.
- d) We have a new attorney, Susan Bevers from the Lorenzo and Bevers firm in Seymour, Indiana.
- e) Fish Fry is June 16, 2018, 4:30 pm – 7:00 pm
- e) Motion was made by Tom Rebber lot 21 and seconded by Lynn Hoeltke, lot 73 to not review the property tax vote and incur additional attorney fees. It is also felt that there should be no further discussion of the topic. The motion carried with a majority voice vote.

#### **Results of the Vote:**

1. Effective starting in 2021, routine pumping of all LRA septic tanks shall be paid from the annual dues and will become a normal budget item.

**Adjournment: 2:55 pm**

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