

Lake Shore Resort POA
Board Meeting Minutes
April 10, 2021
10:00 a.m.

I. Welcome: Dan Hanneken

II. Attendance:

A. Present: Karl Eby, Dallas Hopkins, Barb Stork, Andy Gardner and Dan Hanneken, Bobbie Roberts, Ed Donovan,

B. Absent: Angie Timler and Debbie Grubb

III. Minutes- Barb: The minutes of the March board meeting were read. Dallas made a motion to approve and Debbie seconded.

IV. Treasurer's Report - Debbie:

March

Petty cash:	41.61
Checking Account:	51,800.00
Total Assets for February::	109,504.04
Total assets:	234,941.26
Total liabilities:	431.35
Total Equity:	238,614.41
Total liability & Equity	234,941.26

Bobbie made a motion to approve and Karl seconded.

V. Old Business:

1. Black top repair will start the beginning of April.
2. Drainage repair around the pool will begin in April.
3. We are waiting on a court date for the five owners that owe LSR back dues.

Andy made a motion to approve and Dallas seconded.

VII. New Business:

- A. Dan requested that owners who would be interested in helping to determine which sites should be considered rundown to join a committee to help the Environmental team.

- B. Discussion on the need to increase the yearly dues by \$100.00 per lot. The following information was shared by Barb:

Increase in Expenses 2018 to Current:

	2018	2019	2020
Trash	11,273.85	10,709.59	12,292.03
Electric	8,904.36	7,021.77	6,722.00
Dump Station	5,625.00	6,985.04	11,546.20

Income - dues only:

	171,022.47	160,760.49	159,077.71
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Budgeted amount to operate LSR: 195,800

Future LSR projects (in no particular order):

Continue paving

Clean-up neglected properties

Repair pool

Replace bathhouse with bathhouse/enclosed clubhouse with concession area

Repair drainage issues on three streets

Gravel

Dog Park

Upgrade Wifi

VIII. Area Reports:

A. Security - Ed - 14 incidents this month

1. Dan stated that we are enforcing the dumping violations. The cost of the dumpsters has gone up to \$14,000 from \$10,000. Rumpke will send out an empty truck and the Rumpke reviews and will bill us for inappropriate items.

Karl made a motion to approve and Bobbie seconded the Security report.

B. Environmental - Karl:

1. The Environmental committee is looking for owners to be part of the team
2. Equipment we are using is not new - repairs are made as necessary. Truck that was purchased last year was a used truck.
3. Paving will occur on Sycamore almost to the bend of Wren.
4. 90 feet was added to the paving request at the exit of LSR and there will be repairs on other paved roads.
5. Black pipe on Dogwood is popping out of the ground.
6. Review of which roads will be graveled - funds are limited. Fir, Redbud and Hemlock have drainage issues and LSR currently doesn't have the money to repair the drainage issues.

7. Owners who do not have a truck to get items to the transfer station - can there be a system set up for other owners to be paid by those without a truck to help with this?
8. Recycling items - scraper?
9. Heritage Hills has an individual who will come in and do this - phone number will be obtained

Ed made a motion to approve and Dallas seconded the Environmental report.

C. Pool - Bobbie:

1. Still looking for a 2nd lifeguard. Tentatively the pool will be open Friday, Saturday and Sunday. Budget for the pool is \$5,000.00 Hours aren't attractive to teens as they don't want to give up their weekends. 18 hours Friday through Sunday. Minimum age is 14 and they must be certified in Indiana.

Ed made a motion and Andy seconded

D. Membership - Andy:

1. Packets will be available for the new owners.
2. Bylaw revisions either September 2021 but realistically May 2022.

Ed made a motion and Dallas seconded

E. Entertainment - Angie unable to login

1. Angie needs members on her committee

Dallas made a motion and Bobbie seconded

IX. New Business

- A. Looking into bringing in a roll-off dumpster for a weekend - issue is owners who take advantage of this and bring in outside trash and fill it up.
- B. Bathhouse will be closed at midnight and reopen at 7 a.m. It opens 4/16 will be dewatered 4/12 and 4/13.
- C. Office will be open 4/3 and regular hours begin 4/8.

X. Owner Input:

- A. Need committee sign-up sheets
- B. Dump station - Rodney and/or Butch check the dump station to see when it needs to be emptied. New caps have been purchased - will be pouring new concrete this spring.
- C. Discussion on additional fee if there are 3 or more trailers on one site.

- D. Thanks for Rodney and Dan for repairs and clearing the roads this winter.
- E. Suggestion on investigating a different trash company.

Dan made a motion to adjourn the meeting - Karl first and Barb seconded.

Submitted by:

Barb Stork - Secretary