

Lake Shore POA meeting minutes

07/12/2024

15105 Lakeshore Drive

Brookville, IN 47012

Welcome- Dan Hanneken

- I. Attendance- Ken Kitchen, Dan Hanneken, Karl Eby, Debbie Grubb,
Don Miller, Dallas Hopkins, Patrick Elersic and Holly McGee

1st. Don

2nd. Debbie

- II. Minutes: The minutes of the June meeting were read and approved.

Treasury Report Debbie Grubb

July 2024

Petty Cash: \$ 55.82

Checking account: \$ 159,361.58

Total current assets: \$199,060.10

Total fixed assets: \$211,964.72

Total assets: \$411,024.82

Total liabilities: \$420,121.63

Total equity: \$ 409,800.34

Total liabilities and equities: \$411,024.82

Behind dues \$41,926.05

1st Dallas

2nd Holly

New Business: Dan Hanneken

Foreclosure going on, 1 done working on 5 to 6 more

Bathroom walls are done calling the plumber on Monday

Need 2 for the election get with Tara Snelling

3 positions open for the board

August 4th is the dead line for applications to be turned in to run for the board

Bylaws ready in August meeting

1st Dallas

2nd Debbi

Security Don Miller

Very exciting weekend there was an incident at the pool a child slipped through floaties lifeguard jumped in to help the child.

Cardinal- a young man was speeding- warning

Dispute about golf carts being driven in the easement

Tailgating at the front gate- DO NOT DO IT

We are getting new cameras

On 6/29/24 3 gentlemen on Aspen were being very loud in the middle of the night

Dog loose on Robin was aggressive, please keep dogs on leash or contained.

Multiple fireworks let off on Chickdee asked several times by board members and security before the sheriffs got involved. Fines will be sent

Accident on Aspen truck hit golfcart injured refused treatment

Bob White-2:30am loud music was asked to shut music down

1st Dallas

2nd Debbie

(member spoke up and said his gas can was stolen)

Pool – Patrick Elersic

1 incident a child fell out of floaties and lifeguard jumped in to help the child.

We have 2 lifeguards Preston only available on some Sundays, Shelby who is not available the 18-21st.

1st Dallas

2nd Debbie

Environmental- Karl Eby

Shower panels up

Ren- Mobil home gone

Get properties cleaned up

Alot of rain- thank you for volunteer's that helped

1st Dallas

2nd Debbie

New Membership Ken Kitchen

Nothing to report

Entertainment-Robby Hess

We will get the rest of the schedules out as soon as possible

Dan Temp. Fence

All animals must be registered

Kept up with and maintained

House hold pets on leash

Rule- Fence

Chain link pen 8ftX10ft

Tall enough with top on it

Gate lockable

Pens clean

Mowed

Waste disposed

Underground fence

Only by approval of Environmental- Karl Eby

Temp. Fence

Portable

Metal

Removal

900 sq ft 30X30

Owners can do more 15X15 if 2 lots or more

Black in color

15ft

front X 10 ft side of property line

Approved before set up

POA- can be removed if maintenance needs to be done and will be set on owners lot will not be reset by POA

Dans thought-

Temp fence can be 15ft from front and 5ft from side of lot

Uniform in color doesn't matter does prefer black

Off season take down fence

POA is not responsible for fence

Owner will be notified when POA will be on property to mow

Camper 15ft 5 ft property line

Temp fence (ONLY) example will be given

Next meeting will be read then 3 meeting for approval

2 sets of rules for approval

Tara Snelling is on the fence committee- will discuss again in the August meeting.

1st Dallas

2nd Debbie

Meeting adjourned by Dan Hanneken

1st Debbie

2nd Robby

Security- Don Miller

Kids walked around on wet epoxy floors in the bathroom. Owner is aware and knows a fine letter will be coming.

102 year old- welfare check in the park (everyone is okay)

Large pick up truck high speed ruts in the field by the office

Dale wrote up complaint property owner aware

Dogs in pin during storm

Please report things we are not the police we can only do so much.

Please help get the word out we are not putting up with it

We will do as much as we can

1st Karl

2nd Holly

VI. Entertainment-Rob Hess

Pandora Effect will play July 4th weekend

Kickball tonight if anyone wants to play

DJ Tazz is interested in coming out this summer

10-19-24 Halloween weekend

Labor Day weekend –schedule is being worked on

1st-Ken

2nd Debbie

VII. Pool Patrick-

All equipment working baby pool had been worked on

Lifeguards- Both have other jobs

July 21-27th pool will be closed (4H)

Shelby (lifeguard) has rearranged her other work schedule to work at the pool.

Lifeguard \$13 hr plus paid training

1st Robby

2nd Debbie

VIII. Environmental- Karl

Grass cut in culverts

Boats, cars with flat tires the grass is growing up in there please be courteous and move them cut/weed your grass.

Weather alert radio/flashlight

Chanel 12 weather app.

Frontier will be here another week or two, if any damage let Karl know.

Karl will make sure everything is good before they leave.

1st Robby

2nd Holly

IX. Membership-Ken

Nothing

Meeting adjourned by Dan Hanneken

Income Statement Compared with Budget

January - July 2024

	Actual	Budget	Total Remaining
INCOME			
301 Dues			
301.2024 2024 Dues	265,123.95	302,050.00	36,926.05
301.2025 2025 Dues	1,864.74		-1,864.74
Total 301 Dues	266,988.69	302,050.00	35,061.31
301.5 Previous Years Dues	1,400.00		-1,400.00
301.52022 2022 Previous Years Dues	1,547.83		-1,547.83
301.52023 2023 Previous Years Dues	3,412.26	26,000.00	22,587.74
Total 301.5 Previous Years Dues	6,360.09	26,000.00	19,639.91
302 Assessments and Fines	1,617.00		-1,617.00
302.2024 2024 Assessments and Fines	100.00		-100.00
Total 302 Assessments and Fines	1,717.00		-1,717.00
303 Security key card purchase	775.00	500.00	-275.00
305 Mowing and other services	5,075.00	4,000.00	-1,075.00
306 Vending Income - Pop	652.00	500.00	-152.00
307 Vending Income - Ice		500.00	500.00
310 Late Fee Income	63.00		-63.00
310.2022 2022 Late Fee Income	156.45		-156.45
310.2023 2023 Late Fee Income	189.00	0.00	-189.00
310.2024 2024 Late Fee Income	1,170.00		-1,170.00
Total 310 Late Fee Income	1,578.45	0.00	-1,578.45
311 Interest income	107.35	0.00	-107.35
315 Miscellaneous income	100.00	0.00	-100.00
317 Legal assessment	70.00		-70.00
415 Attorney Fees	2,825.23		-2,825.23
Unapplied Cash Payment Income	21.00		-21.00
Total Income	286,269.81	333,550.00	47,280.19
COST OF GOODS SOLD			
390 Cost of Goods Sold Pop	647.59		-647.59
Total Cost of Goods Sold	647.59	0.00	-647.59
GROSS PROFIT	285,622.22	333,550.00	47,927.78
EXPENSES			
400 Security Expense	1,891.39	1,500.00	-391.39
401 WagesSecurity	17,699.00	30,000.00	12,301.00
403 WagesPool	2,195.11	6,000.00	3,804.89
404 WagesShowers/Shelter Cleaning	1,751.75	6,000.00	4,248.25
405 WagesGroundskeepers	4,147.88	20,000.00	15,852.12
407 WagesOffice	11,191.00	20,000.00	8,809.00
408 Bank Service Charges	93.63	100.00	6.37
410 TaxesPayroll	3,258.43	8,000.00	4,741.57
412 Property Taxes	5,695.40	6,000.00	304.60
414 TaxesCorporate		300.00	300.00

			Total
	Actual	Budget	Remaining
416 Legal fees	8,250.00	15,000.00	6,750.00
420 Office expenses	3,274.98	5,000.00	1,725.02
422 Postage	490.00	2,500.00	2,010.00
424 Printing	1,760.95	4,550.00	2,789.05
426 Telephone and Internet	2,654.30	4,500.00	1,845.70
428 Electric	6,076.38	17,500.00	11,423.62
429 Water	1,369.70	3,500.00	2,130.30
430 Trash pickup	12,106.70	18,000.00	5,893.30
431 Dump Station	13,880.00	20,000.00	6,120.00
432 Maintenance building & grounds	6,214.26	5,000.00	-1,214.26
433 Maintenance roads	16,512.90	10,000.00	-6,512.90
433.5 Vehicles	24.03		-24.03
Total 433 Maintenance roads	16,536.93	10,000.00	-6,536.93
434 Maintenance pool	7,775.79	10,000.00	2,224.21
436 Maintenance shower house	945.38	3,000.00	2,054.62
440 Insurance	1,760.00	9,700.00	7,940.00
442 Contract Serv. (Accounting)	11,027.72	7,000.00	-4,027.72
443 Contract Serv. (Security)		1,000.00	1,000.00
444 Equipment repair	2,160.29	5,000.00	2,839.71
446 Equipment fuel	2,999.95	4,000.00	1,000.05
447 Fundraiser expense		500.00	500.00
448 Social Events	3,408.95	4,000.00	591.05
449 Recreation equipment		50.00	50.00
450 Mileage		100.00	100.00
458 Miscellaneous expense		750.00	750.00
475 Capital Reserves		40,000.00	40,000.00
476 Capital Projects	20,008.00	45,000.00	24,992.00
Total Expenses	170,623.87	333,550.00	162,926.13
NET OPERATING INCOME	114,998.35	0.00	-114,998.35
NET INCOME	\$114,998.35	\$0.00	\$ -114,998.35

Balance Sheet

As of July 31, 2024

	As of Jul 31, 2024	As of Jul 31, 2023 (PY)	Total
ASSETS			
Current Assets			
Bank Accounts			
101 Petty cash	55.82		345.32
103 Cash in bank checking 8522	116,398.25		104,059.07
106 Regular savings 8134	13,867.19		13,001.94
108 Certificate of deposit	2,316.46		2,246.17
109 Savings Capital Improv 8514	22,028.67		12,006.89
112 Visa 0987	1,988.62		2,047.88
Total Bank Accounts	156,655.01		133,707.27
Total Current Assets	156,655.01		133,707.27
Fixed Assets			
130 Land	3,679.30		3,679.30
132 Machinery, Equip., Pool & Bldgs	528,010.05		528,010.05
133 Accumulated Depreciation	-319,724.63		-319,724.63
Total Fixed Assets	211,964.72		211,964.72
TOTAL ASSETS	\$368,619.73		\$345,671.99
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Payroll Taxes Withheld			
231 Federal withholding tax	442.90		246.34
232 FICA withholding tax	756.63		210.00
233 State withholding tax	215.50		575.05
234 County withholding tax	95.08		281.42
Total Payroll Taxes Withheld	1,510.11		1,312.81
Total Other Current Liabilities	1,510.11		1,312.81
Total Current Liabilities	1,510.11		1,312.81
Total Liabilities	1,510.11		1,312.81
Equity			
280 Retained Earnings	229,991.27		239,864.31
282 Capital Improvement Fund	22,120.00		22,120.00
Net Income	114,998.35		82,374.87
Total Equity	367,109.62		344,359.18
TOTAL LIABILITIES AND EQUITY	\$368,619.73		\$345,671.99

Monthly Income Statement

July 2024

	Total
INCOME	
301 Dues	
301.2024 2024 Dues	5,000.00
301.2025 2025 Dues	92.50
Total 301 Dues	5,092.50
301.5 Previous Years Dues	
301.52022 2022 Previous Years Dues	560.76
301.52023 2023 Previous Years Dues	30.00
Total 301.5 Previous Years Dues	590.76
302 Assessments and Fines	
302.2024 2024 Assessments and Fines	100.00
Total 302 Assessments and Fines	100.00
306 Vending Income - Pop	373.00
310 Late Fee Income	
310.2022 2022 Late Fee Income	72.97
310.2024 2024 Late Fee Income	169.00
Total 310 Late Fee Income	241.97
311 Interest income	29.00
415 Attorney Fees	1,805.28
Unapplied Cash Payment Income	21.00
Total Income	8,253.51
GROSS PROFIT	
	8,253.51
EXPENSES	
400 Security Expense	949.96
401 WagesSecurity	4,341.00
403 WagesPool	1,587.61
404 WagesShowers/Shelter Cleaning	1,041.25
405 WagesGroundskeepers	886.25
407 WagesOffice	2,034.00
408 Bank Service Charges	8.58
410 TaxesPayroll	971.22
416 Legal fees	1,425.00
420 Office expenses	1,447.68
422 Postage	246.00
424 Printing	1,437.45
426 Telephone and Internet	382.87
428 Electric	3,226.02
429 Water	461.77
430 Trash pickup	2,240.50
431 Dump Station	6,320.00
432 Maintenance building & grounds	1,942.61
433 Maintenance roads	3,575.00
434 Maintenance pool	2,399.47

	Total
442 Contract Serv. (Accounting)	1,200.00
444 Equipment repair	338.91
446 Equipment fuel	410.50
448 Social Events	950.58
476 Capital Projects	11,120.00
Total Expenses	50,944.23
NET OPERATING INCOME	-42,690.72
NET INCOME	\$ -42,690.72