

## LSPOA Fall 2024 Meeting Minutes

President Mike Byers started the meeting with thank yous:

\*to the community for working together

\*to those who have paid their yearly dues

\*for all the donations for special events

\*to Valerie Hayes for all her hard work in planning and executing community events- presented with flowers

Motion to approve the minutes from the Spring 2024 meeting:

Ann Marie Schmersal

2nd- Bruce Feige

Treasurer's Report:

Initial budget was 13K, we were able to collect \$14,840 so we were able to cover the budget (over \$ 2200 was a one time collection of dues in arrears from a property that sold, we don't expect that again and that would put dues collection under the budget)

Entertainment donations this year totaled \$6970.00 which were used for all community events- **no dues money is used for entertainment and events.**

We were able to have the port-a-potty for 5 months for the cost of only 2 months because the company changed hands and they chose to only charge from the time they took possession of the business- we also don't expect that again.

Lisa Chizmer reported that we have a total of 144 properties with 121 owners. Of those 121 112 have lake rights and owe dues. 25% of households pay the senior rate and 75% are responsible for the full rate. Out of the 112 households only 74 paid their dues.

Motion to approve- Bruce Feige, 2nd Troy Thompson

### **Old Business.**

\*We have been fortunate that the **lake treatment** purchased at the end of the 2023 season has lasted and we have enough to get started in the Spring but will need to repurchase. It shouldn't be expected that it lasts over 2 years. In 2023 we only got it in time to apply for one treatment.

**Upcoming maintenance of the freeways-** Lisa Chizmer is getting estimates for licensed and bonded companies. If someone in the community falls in that category please contact her if you are interested in giving an estimate. Our ability to do any projects will depend greatly on revenue.

**Stocking the Lake with fish-** we had a sizable amount of money from the fishing derby to add fish to the lake. You can't just buy fish and add them you have to consider the carrying capacity of the lake. Tom Davis spoke to Fresh Water Fams for suggestions and advice. They recommend 100 large mouth bass of 5 - 7 inches. They are \$5 each for a total of \$500 plus tax and boxes. The proceeds from the fishing derby will cover that. He plans to get them this week as fall is one of the best times to add them to the lake.

Lisa Chizmer updated us about the liability insurance that was allowed to lapse before she took office- it is fully reestablished and we actually secured a better policy for less money.

Property tax payments that were allowed to lapse before she took the job have been paid up.

There are questions about our tax exempt status- John Schmersal stated that Andy Warnock looked into it and it wasn't approved and that is why it is expired. However, Lisa downloaded information from the state that showed that we are listed as such. She is looking into it. If you know anything about taxes and accounting please contact her if you are able to help.

### **New Business**

It was brought up that Any Warnock has a term agreement with the LSPOA because he is not a member but he owns the dam and the spillway. People believe it was a 10 year agreement and we need to check and see when it needs to be renewed.

It was mentioned that an inspection of the dam and spillway should be done every 2 years.

Water testing should be added to the budget.

John Ronyak raised questions about the lake level. Most input agreed that it is due to the drought.

Aaron Huffman raised concerns about the placement of the port-o-potty again. There are approximately 6 households that are concerned about the view. It is impossible to please every one. It was agreed that there would be a committee formed to determine if it can be moved to a less concerning location. Members on that committee are Aaron Huffman, Ann Marie Schmersal, and Bob Boggs. If you are directly affected contact a board member if you would also like to be on that committee. In the meantime, it is time for the port- o-potty to be removed for the season and the enclosure will be taken down safely and stored.

Andy Warnock had a Zoom meeting with the board and, due to his extensive experience with real estate and property management, will help with ideas to increase dues collection and increase revenue to care for the lake.

Valerie Hayes thanked the community for donations and participation in events. She is always open to suggestions.

Valerie has researched some options for getting information out since not everyone uses social media or checks their email. She found a free app option that would just push out reminders and a text service option (that doesn't allow for responses so it wouldn't be intrusive) at the cost of 6 - 7 cents per text. Discussion will continue.

Troy Thompson suggested that we have a plan for timely lake treatment so we are proactive rather than reactive. He has discussed this with Ryan Brown who treats the lake. Tom Davis suggested that we also remember that on top of that we have to remain flexible for situations that arise.

Motion to adjourn: Tom Davis, 2nd- Art Koogler