

Christmas Lake Village
Board of Directors
08/09/2012
(Pending Approval at the 09/13/2012 Meeting)

The meeting was called to order by President Amy Busler at 6:00 PM. She noted that a quorum was present and that the meeting was being recorded. There were approximately 20 Association members in attendance.

Directors present were Amy Busler, Mack Seed, Jodie Reisz, Susan Loucka, Dave Walters, Mark Evans, Brian Greulich, Kendall Thompson and Betty Clayton.

President Busler welcomed guest speaker Mark Aiton, a CPA from our accounting firm Vowells and Schaff. She stated that, after the situation with Al Bauer, The Board met with Mr. Aiton, and he was here to speak about what he thinks is needed.

Mr. Aiton summarized the meeting by stating that several Board members wondered what the next steps were, what happened, and our forward strategy. Several members mentioned an audit. In the CPA profession, an audit of the Christmas Lake Properties would be a review of the financial statements to determine if they were legit or correct. An audit is not a procedure that is going to uncover or find specific details. Another procedure called Agreed Upon Procedures is a broad scope of tests that can be detailed to determine exactly what we want as an outcome. So if we want to examine checks and disbursements to make sure they were paid to the right people, the checks are properly signed, and we want to determine deposits and receipts from members and deposits to accounts, that's the kind of testing we may be looking and asking for. Agreed Upon Procedures will design specific tests for that purpose.

Lee Powell asked how often those Agreed Upon Procedures should be done.

Mark Aiton responded that was really up to the organization. Every business is different on how often they want to be tested. Typically that would be done annually or it could be done more often if there is a change in responsible parties or some significant event that would happen.

Lee Powell said it's reasonable to assume that when we changed our last Property Manager we would have.

Mark Aiton responded it's reasonable if it had not been done in the past. But that's also not unusual; a lot of businesses don't have it done every year.

Lee Powell said that we discussed this under a former president.

President Busler thanked Mr. Aiton for his time.

President Busler stated she'd added a new guest speaker, Theresa Hartley of Commonwealth Engineering, to talk about our dam inspection and educate us on the findings.

Ms. Hartwood stated that the board had hired Commonwealth Engineers to do inspections on the dams on all three lakes, as was done over the last few years since late 2000. Drew Flamion has been working on the project and gave us an overview of their findings.

Mr. Flamion said they've been doing inspections since early 2000 ever since the DNR started regulating high hazard dams. Santa Claus has three high hazard dams. He said he did the inspection in 2008, so this is a good follow-up just to see what maintenance has been done, and give an overall idea of the embankments and stability and anything ongoing for maintenance that's required.

He started at Christmas Lake, and mentioned earlier inspections with Mark Kroeger, Al Bauer and Dan Lautner who was present at the July 3 inspection. A couple of items were noted during the inspection. Some of the repairs in the emergency spillway channel that had serious undercutting in the shale material definitely helped. The issue is the 99 year lease 50 feet from the concrete seal, and Dan said that they added riprap beyond that to repair it. It's temporarily solved, but there needs to be a long term permanent hard armor in there. Over time in these lower areas the high turbulent flow just keeps undercutting and back cutting that shale material. There is damage over to the golf cart bridge, some of it 6 feet tall. During a major storm event flows coming in will continue to erode that emergency spillway.

One of the top priority items that was noted was a sinkhole near the outflow structure, which was also documented in the 2008 report. All three dams have a toe drain. There is always seepage going through the embankment, and these toe drains try to pick up that seepage and minimize any internal erosion of the embankment. With the toe drain filled with sinkholes a lot of material is being sucked in near the spillway, a 30 inch pipe that runs through the embankment. If that continues to erode it could cause major structural damage to the 30 inch pipe. A television inspection of the toe drain will make sure the integrity of the entire toe drain is intact. Over 30 or 40 years that pipe can collapse, so the seepage in the embankment can be causing other areas to fail.

There are other slight maintenance issues that can occur from time to time, like adding riprap on the upstream side where there is natural wave erosion. The concrete structure in the lake was not inspected. The gate valves are located on the bottom of the structure. During an emergency, if a breach is happening, the lake may need to be lowered, so it may be wise in future to hire an underwater inspection service to make sure that gate valve is operational.

Jeff Stillman inquired as to whether a TV inspection had been done before, for comparison. He thought they had used a camera from the town.

Mr. Flamion responded that he had not seen any TV inspection. It may have been lost in the transition between property managers, but if there was one, it needed to be reviewed by a technical person. But from the line in the head wall, 100 feet downstream, the head wall and the toe drain are completely separated. There are tree roots, and it needs maintenance. A TV inspection will show more.

Asked if there would be a report, Mr. Flamion stated the report was not quite finished but there would be a report with maps.

Larry Loucka asked if the changes to the way the golf course was drawing water would make a difference in the dam.

Mr. Flamion stated that the described changes would probably improve the longevity of the dam.

(inaudible) Mr. Flamion responded that the roads should stay off the embankment.

Lake Holly dam has had maintenance done since the previous inspection, rerouting the emergency spillway, and redoing misplaced riprap. Inspection during a drought would show any seepage or wet areas, and there weren't any. The work on the emergency spillway has provided great benefit, the area is draining well. There are a few things, such as riprap slippage, and trees that need to be removed from the embankment to prevent seepage. There have always been issues with settling over the primary spillway pipe. That pipe was televised in 2008 or 2009. There are no major issues with the Lake Holly dam.

Lake Noel had some sinkholes along the principal spillway back in 2008, and some plastic pipe which seemed to have no purpose. Those were backfilled, but there are now developing sinkholes in the same area. That needs to be monitored to keep it backfilled, and make sure no seepage paths develop. The other issue is the erosion, undermining the concrete and the riprap on the spillway.

The structure and valves were not inspected. It is highly recommended that we get an underwater inspection team to get those valves working. There are also a few trees that need to be removed.

Mr. Flamion also pointed out that, while the DNR does not require an emergency action plan, it is highly recommended to save the lives of citizens in the event of a breach and to try to reduce property damage. This should include who to contact in case of an emergency. He brought a sample from the DNR, but stated it would need to be simplified.

He stated that the full report would list high and lower priority items, and time frames for fixing them. He also said that any fixes should be reported to the DNR, and that this report would also be sent to the DNR.

READING OF MINUTES

Susan Loucka noted that the name on the Infrastructure committee should be changed to Mark Evans in the 7/12/12 Monthly Board of Directors meeting.

Lee Powell stated that the actual bid amount for J.H. Rudolph should be included in the minutes.

Betty Clayton made a motion to approve the following minutes, with amendments:

- 7/20/12 Executive Meeting
- 7/24/12 Executive Meeting
- 7/29/12 Executive Meeting
- 7/29/12 Special Meeting on Kaspar Gate
- 7/12/12 Monthly Board of Directors

Jodie Reisz seconded the motion.

Amy Busler-Aye
 Mack Seed-Aye
 Susan Loucka-Aye
 Dave Walters-Aye
 Betty Clayton-Aye

Mark Evans-Aye
 Brian Greulich-Aye
 Kendell Thompson-Aye
 Jodey Reisz-Aye

Vote in Favor 9 to 0

TREASURER’S REPORT-Mack Seed

Treasurer Mack Seed reported that for the month ending July 31, 2012 Christmas Lake Village has collected roughly 90% of the budgeted income for the year.

Expected Income	:	\$ 838,100	
Current Income was	:	\$ 761,886	almost \$50,000 less than 1 year ago
			\$38,411 collected this month
Expenses to date	:	\$ 326,327	
Monies on Hand were:	:	\$ 698,048.26	last month \$725,035.62

DELINQUENCY REPORT-Mack Seed

Treasurer Seed indicated that there was a total delinquency of over \$333,000. Current 2012 delinquency is \$89,367.

Treasurer Seed reported that Mr. Bauer’s name has been taken off of Spencer County Bank and Banterra, and is currently being removed from First Security Bank. Mr. Seed made the motion to remove Al Bauer as signatory on both of the accounts at United Fidelity Bank. Mark Evans seconded the motion.

Amy Busler-Aye
Mack Seed-Aye
Susan Loucka-Aye
Dave Walters-Aye
Betty Clayton-Aye

Mark Evans-Aye
Brian Greulich-Aye
Kendell Thompson-Aye
Jodey Reisz-Aye

Vote in Favor 9 to 0

Mack Seed made a motion to add Amy Busler and Jodey Reisz as signatories at United Fidelity Bank. Kendell Thompson seconded the motion.

Amy Busler-Aye
Mack Seed-Aye
Susan Loucka-Aye
Dave Walters-Aye
Betty Clayton-Aye

Mark Evans-Aye
Brian Greulich-Aye
Kendell Thompson-Aye
Jodey Reisz-Aye

Vote in Favor 9 to 0

Mr. Seed explained that Amy and Jodey had been signatories at that bank before, so it was much easier to add them, rather than someone else on the board who had not been a signatory before.

Finally, the Rec Center remodel is costing a lot of money. Last month, we had spent \$155,442. As of July 31, we've spent \$176,972.

Susan Loucka made a motion to accept the Treasurer's Report. Jodey Reisz seconded. Jason Alban inquired whether the two CDs at First Security Bank that were established a few years ago with increasing interest rates were still there. Mr. Seed responded that they are.

Amy Busler-Aye
Mack Seed-Aye
Susan Loucka-Aye
Dave Walters-Aye
Betty Clayton-Aye

Mark Evans-Aye
Brian Greulich-Aye
Kendell Thompson-Aye
Jodey Reisz-Aye

Vote in Favor 9 to 0

PRESIDENT'S REPORT-Amy Busler

President Busler read her deposition to the Indiana State Police in regards to Al Bauer.

There is a little background information that is needed before this statement. Back in April, we received several papers to be filled out concerning the garnishment of wages for Al Bauer. Simple questions about his current address, state of employment, salary

amount and such were asked. As president I filled out most and had Julie finish it. At that time I told Julie to send this off and take care of it. Al assured us that he would take care of it. Nothing was said about it until I received another letter from the attorneys that were seeking wages against Al. It stated that the deadline was July 20 so I immediately went to Julie and directed her to go to our accountants and set up the garnishment. I said that I never had to set this up, but I am sure our accountants could step her through it on our computer system. At that time, she chose to go to Al instead of the accountants. My statement begins with a simple notice of a check. Julie Benningfield, our office manager for Christmas Lake Village, called me July 20, upset about a check that came back through the mail. She stated she needed to talk to me in private, so I invited her up the road to the store to talk things over. When she arrived she was obviously upset and had tears in her eyes. She claimed she received an envelope in the mail, containing a check for \$1500 she did not write, and has no knowledge of. I looked it over, and we both agreed that Al Bauer, property manager, had to have sent this check, written to Vanderburgh Court, concerning his garnishment pay. I told Julie that I would be down at the office as soon as I could. My husband got up early that morning and came in to cover my shift at work, and I went immediately down to the office to address Al. I assured Julie that everything would be fine, as she was worried about what type of reaction Al may have towards her. I knocked on his door and asked if he had a few minutes. He told me to come on in and I sat down across from his desk. I then slid out the check from the envelope and asked him what the check was all about. He stared at it for several seconds and I repeated the question. He again just looked at it, and seemed to have a real distant look on his face, and said he was going to talk to me about it. I then asked him how he'd gotten Mack, our treasurer, to sign the check. Again, there was much pause, and he finally hung his head and said he didn't have him sign it. At that point, I told him that this was forgery, and he just sat there. I told him that he stole every property owner's money by doing this. He said that he was just trying to do the easiest thing to make it go away. I told him that for eight days he took our money, regardless. He said he had a check in his pocket for the said exact amount to "wash it." I told him that I would like it. He actually got out his checkbook, and had to fill out the amount in front of me. I asked him if there was anything else I need to know, and he assured me that there wasn't. I reminded him that I was aware of his past issues with billing companies that was out of business, and the stories he told me about his financial situation. I also stated that I had wished he had come to us and we would've helped him. I told him I had to report to my board and get back with him on the actions that we would take. He then stated that he didn't feel that the entire board needed to know. I left the office and called Jodey Reisz, head of personnel, and board member. After our discussion I drove down to the gatehouse and proceeded to tell Al Bauer to please leave for the day, give me all his keys, and take any personal items that he had there in the office. As I walked into the office, I walked over to his desk while he was typing up a letter to the attorney to which he owed to the Vanderburgh County Clerk in which he typed my name as if I had wrote it. He asked me if he wanted me to print for me and I said no. I did not give him permission to put my name on anything. I told him at that time that I would call him and let him know when he was to report back to work. He then left Christmas Lake Village in his personal vehicle. I asked Julie to please look up the questionable check and there was no record of the check. Someone went into her computer and voided the voided check. There were two step-by-step

handbooks for the operation of the computer program found on Al's desk by Jodey and I. We asked Julie if there was a need for Al to have this and she stated no, not really. I went home and called the law firm that was representing a company going against Al's old building business for garnishment of wages. He stated that he had to be careful in answering my questions. I talked to him for a while, and my main question was if they had received any payments. He stated that back in May he had received a payment of \$812 and some odd cents. I asked if he could tell me if it came from Al personally or Christmas Lake Village. He said that it would go to Vanderburgh Court, and then they would cut a check to them, so he had no idea who actually paid the amount. I immediately called Julie, and she confirmed my fear of the fact that he had gotten into the computer and typed up a check to Vanderburgh Court for the said amount. Julie also mentioned to me, as she was looking through the bank statements that he called a college fund account and had them debit our account \$130 twice in one day per month. This started in February. No one gave him the privilege to do so, and the fact is that we were required to pay half, as I understand it, but the other \$130 was to come out of Al's paycheck, which never happened. Instead both payments were debited from Christmas Lake Properties. Also Al had to take medical insurance out, but never gave us any information or bill. He would simply type up a paper from the computer and turn it in as a bill with no company name on it. Julie, being new, took this and used it as an invoice. Note: this insurance check went up over time. At that time I called an emergency executive board meeting to let everyone know what was going on with the situation. Monday morning Jodey and I are talking on the phone around 7:30, and we had decided that we would go down to the gatehouse around 8:00. Before we could get off the phone, Julie was calling, and stating that Mark Evans and Al Bauer were down at the office waiting before she had time to even open up the office at 8:00. I immediately called Jodey when we were both on our way down there. From there Mark, Jodey, and myself sat down to talk to Al. Note: Jodey Reisz recorded said conversation. Mack Seed, treasurer, comes in during the meeting. During this meeting Al stated that many things had happened to him and he never wanted to take money from the people. He stated his father was in the nursing home being abused and that his wife wanted a divorce and she had found another man. After much talk and after openly admitting that he forged the \$1500 check and wasn't sure of the \$812 check, we terminated Al Bauer at 10:30 AM. He then took two hard drives and left the office. I, along with Jodey, Mack, and Mark called our attorney for advice. While at work, I received a phone call from Theresa Chris Hartley from Commonwealth Engineers who inspects our dams. She stated that the Indianapolis firm had called her about why Al Bauer would be in there in the office. Theresa had received an e-mail that I had sent out to the people concerning Al's termination which in turn helped send a red flag to her. She found the (*inaudible*) and decided to call me. I told them that I had no idea what he was doing there since he was terminated on Monday. Theresa chose to have Judy, from the in the Indy office, myself, and herself to be put on a three-way phone conversation. Judy stated that she had no idea why he would be there. She said that he was trying to pay a bill on our behalf. She said that we had no bill at that time, but did do a dam inspection on July 3. She also said that Al had stated that "they sent him the bill." She had no idea what that meant, nor did I. He also stated to her that he wanted it "out of his name." We were all puzzled and told them not to accept any money from Al. Al stated that he wanted to write \$1500 from his

personal account to pay on the Commonwealth Engineers Bill. I also told them to tell Al that they had spoken to Amy Busler. Not 10 minutes later Al Bauer calls me on my cell phone and asks me in a loud voice "why won't you take the money?" I told him that we had legal counsel and that we wouldn't accept anything at this time. He said "I'm just trying to pay for this." I told him that we don't have a bill yet from them and that they usually do three inspections and that it would be around \$7000 according to the engineer department. Al said that this bill had to be paid immediately or Christmas Lake Village would be late and that he thought it would be easier for him to get the check and then take care of it. He again wrote the check to himself on July 4 and put the money in his own personal account. I asked Al again if there was anything I needed to know. He said no. I told him I didn't trust him with anything any longer and asked him about a credit card bill that Julie had informed me of that was (*inaudible*) Christmas Lake Village. He sighed real heavy and said yes, he had forgotten about that. I told him that it was for some sort of Italian restaurant in Evansville for \$30 or so but he admitted to it. He stated he tried to use his personal credit card but it was denied so he said "he had no other choice because I was stuck in the restaurant." I then told him that if it happened to me, I would have immediately went to Julie's office and either gave her the money or told her that I would make good on payday. He said "he wasn't that good," and I assured him this was just another use of Christmas Lake Village money. He agreed and asked for me to call him back. I was at work and needed to get off the phone so I told him I would. I hate to admit that I never did call him. At this time, of course, I was very upset with him for not coming clean. Thursday came, and as I got to the gatehouse around 2:00 there was a call that came in from our credit card company that deals with fraud alerts. She told me of several charges including a airlines charge of \$497 and change to the United Kingdom and one for a restaurant for \$700. Not sure of the exact amount for the United Kingdom, and one charge for \$50.05. I told her to please decline these charges and close the account. She assured me that she would do so. We have not to this day confirmed how these amounts were charged on our account. Rob Gardner came at 2:30 and our meeting began. We told him all we knew and gave him the proper paperwork that we had against Al Bauer. Some of the amounts are not exact and we may not have the paperwork any longer. I made copies but chose to keep them at the office in his file. Friday late afternoon I received a phone call from Karen Sutton at Spencer County Bank telling me that Al Bauer was trying to wire \$1500 into our account. I told her that I needed to call our attorney to know if we should accept it or not. Our attorney advised us to call Rob Gardner. I left a message for him and he called me back on Saturday morning and told me that I could accept the money and assured me that it wouldn't hinder the case at all. I called Spencer County Bank and they informed me that they would take care of this.

President Busler then stated that this was her deposition. Since then he came in at 4:00 the morning he was terminated and went into both offices. As soon as we found out about this we called all the banks, closed the credit cards except Julie's, and closed the checking account. The banks have a list of employees so they can cash their checks, and all checks must be cleared with Julie. We've opened new checking accounts, and checked our CDs. We've secured all our funds. We checked our insurance and we have employee theft coverage, and they said an adjuster would be contacting us.

President Busler said we've done everything we can at the moment. We did do a background check with the Indiana State Police and a drug test when we hired Al.

Jeff Stillman asked how much he took us for. President Busler replied that the \$1500 did not go through, since he filed for bankruptcy. So we're out \$390 for the college fund, \$31 for the Italian restaurant, and the \$812 and change. We think the credit card was a fluke, somebody got our credit card number, but the account has been closed. Treasurer Seed said the account reports that he's paid back \$1875.

There was discussion about the overages in the Rec Center project, and whether Al had received any kickbacks. Jeff Stillman and Lee Powell asked procedural questions about the Christmas Lake Village treasurer and accounting practices, and noted that some procedures need to be changed. Lee Powell asked again for an audit, and stated that this was the Treasurer's responsibility, and asked for Mr. Seed's resignation. Several members stated that they did not want any resignations, just improved procedures in the future. The board was asked whether directors who handled money were required to be bonded, and the president responded not yet, and whether a credit check had been done on Al Bauer when he was hired, and she said no.

There was discussion about whether Mr. Bauer would be prosecuted, and the president responded that we would hear back from the police.

President Busler stated that the board is still learning, and that we were still handwriting checks up until 2010. We are trying to bring ourselves up-to-date, and that requires some time and learning. We are working with our accountants to figure out what we need to do.

Larry Loucka asked if the correct procedures were followed when firing Al, as the By-laws cover the employment of the Property Manager. Lee Powell stated that no vote was necessary to hire or fire the Property Manager.

ACTION ITEMS - none

OLD BUSINESS REPORT

Yard Sale – Julie Benningfield stated that the yard sale had been in the red for the last few years, so she and Jodey Reisz discussed changing our procedures. The Ferdinand News and the Spencer County Leader will be in charge of the map. Residents will fill out the form, and get a sign with a number which will be on the map. The map will be in the Spencer County Leader the week of the yard sale. The fee will be \$17.50, \$12.50 for the Leader, and \$5 to cover our costs.

There was discussion over what happens if someone has a yard sale, but no sign, in which case the person holding the sale would be asked for their \$5 on the day of the sale. In past, this has only been partially effective. Also, we can deactivate proximity cards for those who don't pay for the yard sale.

Lisa O'Brien asked when these changes to the yard sale were made. President Busler and Jodey Reisz responded that it was the meeting before last. Lisa thought it was discussed but no action was taken.

Julie Benningfield stated that the money for ads would be taken at the office, and one check would be sent to the Spencer County Leader. There was discussion about those who did not want ads in the paper and could they pay their \$5 only. There was general consensus that this should be fine.

Susan Murray suggested that some of the churches or others who come in for the yard sale might be able to set up in Holly Park, to alleviate traffic issues. Mark Evans asked if, since only 150 people benefit from the yard sale, could we just cancel it. It was pointed out that different people benefit each year, and that the 150 does not include customers who buy things. The yard sale has become a big deal, but we shouldn't lose money, and it needs to be fair and consistent.

Website update - Susan Loucka stated that we've had a couple website committee meetings. We acquired the domain name www.clvillage.net, and Joel Cosby has put a basic website up there. We are ready for some of our committee volunteers to put content up there. If we don't like the way it looks, that can be changed easily. Once we have basic content, we can move it to clvillage.com, and continue improving it from there. Hopefully, this will be about six weeks. In the meantime, www.clvillage.com contains bylaws, C&Rs, Rules & Regs and minutes.

Betty Clayton asked what happened to the two web designers we spoke to about creating the website for us. Susan Loucka responded that they were each going to charge about \$2000 for the easy stuff, and we didn't even know if they could do the member login, which is the hard part. The main person working on the site now has 18 years' experience as a web designer, has said that he can merge it with our Access database, and is doing it for free.

NEW BUSINESS

Kaspar Gate - Mark Evans stated that the contracts are signed and sent to the vendor who will be doing the concrete from our property line to Dasher, and the asphalt from Dasher to Melchior. That should be done soon. We need to add some fencing, because the gate was moved down the road into the village. We have preliminary drawings, and some prices. Kight lumber did not include labor costs, but H&R Aluminum's price, including labor, is not much more. For 456 feet of the two rail fencing, the estimate from H&R Aluminum is \$4150, installed. The Kight estimate, materials only, was \$3454. This fencing is security fencing, which will serve to funnel people to the gate. It falls within the amount of money which has already been budgeted.

Mark was asked what we were doing about the Mayhall's house on the corner. He said that they had declined our offer of trees, and would take care of it themselves by planting bamboo. There was discussion on whether our C&Rs restricted species of plants, but

they do not. There was also a suggestion that we put some money in escrow to reimburse the Mayhall's.

President Busler expressed concern over the decision to move the gate inside the property line. She wished to consult the attorney over the legality of having one of our roads outside the gate. Ron Smith explained that the road grade was raised because of the utilities, which made the property line too steep for the gate. He assumed that the engineer and Al had moved the gate for that reason, but the town was not involved. The possible issues of moving it back to the property line involve the utilities already on the east bank. Mark Evans said that he had spoken with Midwest engineers, and confirmed that the utilities and the grade were the reasons that the gate was moved.

The decision on which vendor we would use was tabled until we checked with our attorney, and got a labor estimate from Kight Lumber.

Culvert Replacement on South Prancer – Mark Evans said that the paving schedule for this year includes repaving from the Rec Center to Kaspar along South Prancer. There is a culvert along there that floods, and needs to be upgraded from 12” to 15” pipe. Tom Shelton has given us a time and materials estimate of \$8500 to replace it, although there may be further problems with utilities. The pipe goes through someone's yard, not the easement, because of the utilities in the easement. The recommendation is to simply replace that pipe, rather than to try to work around the utilities in the easement. However, Christmas Lake Village owns the drainage and needs to pay for replacing. If we don't address this, we should postpone repaving South Prancer and move the funds elsewhere.

Jeff Stillman and Susan Murray clarified for president Busler that drainage in any property owners' yard is their problem, in the easement, the Village owns the drainage.

Mark Evans made a motion to hire Shelton Excavating to replace that culvert not to exceed \$8500. Brian Greulich seconded. Kendall Thompson stated that he was not entirely comfortable with only one quote. Jodey Reisz agreed. Jeff Stillman stated that traditionally we often don't bother getting more quotes than Shelton, because they are the most reasonable and other people don't bid it anymore.

Amy Busler-No
Mack Seed-Aye
Susan Loucka-Aye
Dave Walters-Aye
Betty Clayton-Aye

Mark Evans-Aye
Brian Greulich-Aye
Kendell Thompson-No
Jodey Reisz-No

Vote in Favor 6 to 3

COMMITTEE REPORTS

1. Business Planning, Budget and Assessment Committee-Mack Seed

Mack Seed stated that he had a budget and finance committee placed but they have not met.

2. Infrastructure Committee-Mark Evans

Mark Evans stated that he had no report other than the information on the gate.

3. Nominating and Election Supervisory Committee-Jodey Reisz

No report.

4. Rules and Regulations Committee-Susan Loucka

Susan Loucka reported that her committee had met and were submitting three Rules changes. The first is the Tenants and Owners Rules. These are completely new, so the Board was asked to look at them, and vote on them next month. But note that they're needed badly. The second is the Proximity Card Rules. Since we find ourselves deactivating cards that members have given away, they don't care if the card has been deactivated. We would like to change the rules so that we deactivate all associated cards for abuse.

Susan Loucka made a motion that we make the small change to the Proximity Pass Gate Rules where turning off the card for an abuse will apply to all associated cards rather than just the one that is being abused. Betty Clayton seconded the motion.

Amy Busler-Aye
Mack Seed-Aye
Susan Loucka-Aye
Dave Walters-Aye
Betty Clayton-Aye

Mark Evans-Aye
Brian Greulich-Aye
Kendell Thompson-Aye
Jodey Reisz-Aye

Vote in Favor 9 to 0

Thirdly, we have members' suggestions for changes to the Lake Rules, including Captain Bob, which have been merged together. They include lowering the speed in no wake zones, increasing the fines, changing the fishing regulations and catch and creel limits, and catch and release until May 30. The main question is enforcement. Again, the Board was asked to look at this and discuss the changes next month, and to think about enforcement. Jodey Reisz pointed out that, at the moment, we don't have Lake patrol January through May, and so we would have to add pay for that. Another idea is to make sure that signs with the limits are posted.

5. Personnel Committee-Jodey Reisz

Jodey Reisz reported that the Property Manager position has been posted, and we have received several applications. Four people have already been interviewed, and one more was scheduled. In response to a question, she stated that the job descriptions for all personnel had been redone last year.

6. By Laws Committee-Susan Loucka

Susan Loucka is still looking for volunteers.

7. Parks and Recreation Committee-Mack Seed

Mack Seed said that the committee had met on July 18. There were suggestions about timed lights and adding handicapped parking at Holly Park, creating a welcome packet with assets members can use, having a tennis camp at Holly Park, and adding a 9- or 18-hole disc golf course.

8. Covenants and Restrictions Committee-Mark Evans

Mark Evans reported that there was no change from last month. The question is still how we are going to get people to vote.

MEMBER'S FORUM

Jeff Stillman said Lee Powell wanted an update on the python. The general consensus was that it was a hoax, but we didn't know that, so we treated it as a safety issue and let people know.

He said that his issue was with the appearance of the village changing without Board votes. If we want to change the color of something or cut down trees, that's okay but get a Board vote first. That's what we elect them for. Kendall Thompson said that one thing we might want to work on is a style guide for the Village.

Larry Loucka said he had no problem with the Kaspar gate, since building and funding it were approved at the July 29 meeting. He asked if the president had found where the Kaspar gate had originally been approved. She stated that she had looked, but had been unable to find it in the minutes. However, it had now been approved at the July 29, 2012 meeting.

He also asked about paragraph (e) of section 8 of the Covenants and Restrictions, has the Board determined what amount the reserves should be. This is something the Board used to do, but hasn't recently. The Board sets the amount, with guidance from the C&Rs, about keeping enough for periodic maintenance of common areas.

Finally, he asked for an update on the Jorgenson gas tanks. President Busler stated that Al had been working on that, but since he was terminated there has been no action on that.

Dick Gaither said that he had come to see how the Board works, and how the fox got into the hen house. He had also submitted house plans with a new kind of vinyl siding, and wondered if we had looked at them. He was told they were here and would be looking at tonight.

ADJOURNMENT

Jodey Reisz made the motion to adjourn. Mack Seed seconded the motion.

Amy Busler-Aye
Mack Seed-Aye
Susan Loucka-Aye
Dave Walters-Aye
Betty Clayton-Aye

Mark Evans-Aye
Brian Greulich-Aye
Kendell Thompson-Aye
Jodey Reisz-Aye

I

Vote in Favor 9 to 0

Meeting was adjourned at 9:04 PM.