

PUBLIC MEETING MINUTES FROM
JANUARY 26, 2004
7:30 P.M.

Pursuant to the rules of the Board of Director, a regular meeting of the Board of Directors of Lakes of the Four Seasons Property Owners Association, Inc., was called to order at the Lakes of the Four Seasons Club building in Lake County, Indiana on Monday, January 26, 2004.

Members present: President Batton, Director's Rogers, Kiest, Peterson, and Mason.

Staff present: Community Manager Robert A. Campbell, Attorney's Theodore A. Fitzgerald, and Brian Less.

Following the call to order by President Batton, the Pledge of Allegiance to the Flag, President Batton asked for a motion to approve the Public minutes from January 12, 2004. A motion was made by Director Mason, seconded by Director Peterson the motion carried 5-0-0.

Next, President Batton asked Attorney Fitzgerald to read the list of applicants for membership, and Director Mason made a motion that members be approved as read. Following a second by Director Rogers, the following resolution was unanimously adopted 5-0-0.

"Be it resolved that the following named owners of property in Lakes of the Four Seasons subdivision be approved for regular membership in the Association:

Michael & Jill Haas	Lot	L-788
Randy Rolls	Lot	P-735
Debra Paris	Lot	C-48

"Be it further resolved, that the Secretary notify the applicants of their approval for membership."

Next, President Batton stated that the Board had decided not to approve the Restaurant credit, so the Board increased the POA dues \$70.00 so the total assessment for 2004/05 is \$1100.00. Resident Cavage asked if the increase is to offset the loss of revenue in the restaurant? President Batton stated yes it was. President Batton stated that the only other change was the Fire Department line item of \$25,000.00 went to a Public Safety expense line item of \$25,000.00. President Batton asked for a motion to approve the 2004/2005 budget as presented, a motion was made by Director Mason, seconded by Director Rogers the motion carried 5-0-0. Resident Cavage asked for a roll call on the voting. Peterson in favor, Mason in favor, Kiest in favor, Batton in favor, and Rogers in favor.

Resident Facemyer asked what other amendments had they made to the budget, and why wasn't the budget out to look at? Manager Campbell explained to Mr. Facemyer all of the changes that took place with the restaurant credit being removed, and the increase in the dues.

Resident Zackiewicz stated that he strongly objected to the budget not being handed out until the end of the meeting.

Resident Facemyer wanted to know why all the changes that Manager Campbell had mentioned were not discussed, and now it is too much to right them all down. The Board didn't change anything at the second meeting and now its changed with, no discussion, Mr. Facemyer stated. It was all to push the agenda through with no voice from the residents. President Batton stated that this budget has been presented this way for ten years. President Batton also stated that the only times he has seen Mr. Facemyer attend meetings was this year and last year right at the budget presentation times, and he offered President Batton his business card both years. Mr. Facemyer stated that when he gave President Batton his business cards for car quotes it was in hopes of trying to give the POA a competitive bid, and if his company lost the bid then he would be assured that the POA received a great price on their car quotes.

Next was the President's report and President Batton stated that he had been too busy with some personal issues this past week to put together a report, he apologized.

Next was the Treasurer's Report, Director Mason stated that this time of year is always an interesting time. He stated that if the forecast given to him stays according to plan, we will be in a positive position, and this will be the first time in ten years.

Next was the Community Manager's report. Manager Campbell stated that a field hearing has been tentatively scheduled for February 11 at Jerry Ross Elementary. The final evidentiary hearing is scheduled for late February or early March. Twin Lakes has requested and filed for a rate increase in water of 22% and an increase in sewer rates of 61.4%. Based on what the OUCC believes is fair the rates should be 6.43% and 32.33% respectfully. Manager Campbell stated that it is very important for all residents to come to the Field hearing and support LOFS in their fight for a fair rate increase from Twin Lakes. Manager Campbell stated with the kind of weather we experience in Northwest Indiana, we are warning people to stay off the ice it may be unsafe. Recently two young men fell through the ice on our lake. He said gratitude must go out to the residents who responded quickly and LOFS Security's rapid response and assistance to the LOFS/Winfield Fire Rescue.

Manager Campbell stated that all residents will be receiving the annual assessment letter in mid February. The annual letter is the required written notice of the annual charge per lot and the terms to which the annual charge will be paid to the association. Manager Campbell stated that he is encouraging people to take advantage of the mail option. He stated that there are still LOFS calendars available in limited quantities. These calendars were produced by the Fund Raising Committee, are well done and show off our wonderful community. He stated that some of the upcoming events in the Restaurant are a fabulous Valentines dinner on the 13th and the 14th. Chef Rob is planning a very special day for you and your loved one and reservations are strongly recommended. There will be a Lion's benefit for Judy Hansen who suffered a severe setback in her life on May 14. Tickets may be purchased from any Lion for \$25.00. Finally, Manager Campbell stated that the potluck committee has been working hard on this year's dinner. Tickets are \$20.00 and this will be a night of great fun—this is the thirty-fifth year for the potluck dinner.

President Batton asked if there was any old business from the Board? Director Mason asked if there was any movement on the Hidden Valley Dr. property? Attorney Fitzgerald stated that this is going to Sheriff Sale on February 25. Resident Cavage questioned how much money the restaurant has lost year to date? Director Mason stated that the Grille has made \$10,826.00 and the Club has lost \$129,027.00. Director Mason stated that the restaurant does not do well in January due to it being shut down for most of the month, and the cost of labor is high because they are in the club cleaning and repairing. They average a \$10,000 loss each month. Resident

Cavage questioned what the average wage was? Manager Campbell stated that a waitress makes \$2.12 per hour, and bartenders average \$8.00 per hour.

Next was New Business. Resident Amities stated that the last two meetings have been very turbulent and he didn't want any hard feelings. He wanted to thank the Board for all of their hard work. He suggested that possibly there could be a committee formed with a Department Head and residents that would help the board with the budget process. President Batton stated that this is his fourth budget and he has asked for resident's suggestions for four years and he has received twenty. He believes the committee is a great idea and welcomes it. Director Rogers stated that this year the board received three suggestions, one she wouldn't repeat, and one for sidewalks, and the third was to turn the clubhouse into a daycare facility. She stated that some residents come all the time, but most residents just come during the budget review, and everybody needs to get involved in LOFS.

Resident Eisenhower stated that she believed that a budget committee should be formed with the Treasurer chairing the committee and meeting twelve months a year. She stated that this committee should begin for next year this coming month.

Resident Zackiewicz stated that he had suggested a budget committee one time before. He also stated that he filled out a budget request for a light at the corner of Lakeshore Dr. and East Lakeshore Dr. and he never heard any comment pro or con ever again. He stated that the Board had done a nice budget presentation, however he was ashamed at how the residents did not get a change to speak before the budget was approved.

Resident Angeles stated that he thinks we should shut the restaurant down and we all would save \$30.00 to \$40.00 in our dues. President Batton stated that previous Boards have looked into leasing the restaurant and if we did that we would lose the liquor license at both restaurants. Director Mason stated that if everybody came and used the restaurant just one time a year the club would break even. He continued by saying he had prime rib at Marty's Landing in Demotte the other evening and it was \$19.50 and here our prime rib is \$16.95. Mr. Angelos said the prices at Baja's are so much more reasonable. Director Mason stated you cannot compare the two restaurants. Resident Anderson stated that if we ever thought of leasing the restaurant we would lose two thirds of our building here, and our clubs and organization need this building for all of their good work.

Resident Jorgensen stated that at the last Board meeting Director Kiest was out of hand with his comment to a resident because he didn't come to meetings on a regular basis. Even though Director Kiest gave an apology she stated that was very unprofessional. President Batton stated that it is very hard sometimes to do this volunteer position without getting hot under the collar. Resident Jorgensen stated that she understands that this is a very open forum and most government boards are not this open. She stated that it is very sad that for the past two years we haven't had to hold an election due to lack of participation from our residents. She stated that we need to somehow work on getting our residents interested in using our dining facility. She said she has ate here once and the service was horrible, but if there were some other events advertised she would try the facility again.

Resident Zachiewicz stated that possibly we could send a questioner out to our residents asking them what their profession is and whether or not they would be interested in volunteering their time for something.

Resident Aimutis stated that he is not a figure head but believes that five to six people should be on the committee to help the board, and he asked if the board would like that type of help? President Batton stated that yes they would.

Resident Green asked how many department heads the POA had? Manager Campbell stated that there were six, Lakes, Golf, Golf Maint., F & B, Security, and Maintenance. Resident Green stated that he has been volunteering for sixteen years and he can attest to the fact that Rick Cleveland is very tight with his budget, and its hard to get a penny out of Rick!

Resident Facemyer stated that this might shock the board and a lot of residents, but he does not want the restaurant to close down, he can see that it is starting to move forward and we must give our new Director time to change the wrong. He stated that New Years Eve was not filled this year and we should be looking within our community to get our own resident interested in dining up here.

Resident Minch stated that the dues always go up, we need to take care of one thing at a time, Peterson's ditch, lakes, golf course—we are on a fixed income and this spending has got to stop.

Resident Joram stated that she comes to the meetings and has developed confidence in this board, especially Bob. She feels he is doing a wonderful job—will answer any question that she has, and if it cost \$40,000 to maintain our sprinkler system then it is time to get a new one. She believes that the \$3.00 a day to live here is well worth it.

Resident Green asked is the irrigation system was going to drain out of Lake Holiday? Manager Campbell stated yes it was. Lake Holiday has over 158 million gallons of water in it and it will not be noticed when the system is draining from the lake. The well will replenish the lake continuously at 250 gallons a minute when running. Resident Green was concerned about the algae that will build up on Lake of the Green and Trout Haven. Manager Campbell stated that those wells will still stay.

Resident Zackiewicz asked if we had considered zebra mussels on the intakes? Manager Campbell stated that we have protected ourselves for the long term by adding intake boxes that the wet well can have a acid injection system added to it. Tom Emmerich stated that a system in Mississippi took only four days to be invested with zebra mussels.

Resident Minch asked if the enforcers are going back on at the side gate? President Batton stated that this is still being debated. Resident Minch asked if there could be a public vote on installing these—he is not for them.

President Batton stated that he wanted to make an announcement to be cautious on our lakes, and hopefully the resident's will use the ice skating rink as an alternative to our lakes. Resident Haworth asked what size auger should be used to ice fish four or five inches? President Batton stated that it is never safe to ice fish on our lakes.

With no further business to come before the board a motion was made by Director Rogers to adjourn the meeting, seconded by Director Peterson the motion carried 5-0-0.

