

Public Meeting Minutes

March 24, 2003

7:30 p.m.

Pursuant to the rules of the Board of Directors, 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 March 24, 2003.

Present at the meeting were President Batton, Directors Rogers, Swallers, Exo, and Kiest. Also present were Community Manager Robert A. Campbell, and Attorney Fitzgerald.

Following the call to order by President Batton, the Pledge of Allegiance to the Flag, and a moment of silence for our troops, Director Swallers made a motion to approve the minutes of the February 24, 2003 Public Meeting, followed by a second from Director Kiest, the motion carried 4-0-1.

Next, President Batton asked Attorney Fitzgerald to read the list of applicants for membership and Director Rogers made a motion that members be approved as read. Following a second by Director Kiest, the following resolution was unanimously adopted, 4-0-1.

“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:

Eric Youngbloom	Lot	L-321
Melissa Wawrzyniak	Lot	L-365
John Young	Lot	L-732
Randall Raspopovich	Lot	L-799
Shawn & Kevin Pearson	Lot	L-1416
Dean & Darlene Ellis	Lot	P-378
Arsenio Favor	Lot	P-1237

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

Next was the President’s report. President Batton stated that now that warm weather is upon us he would like to urge LOFS resident’s to be careful of the golf carts that are on our roads. President Batton stressed the use of common sense when passing the golf carts on the road, and not to run them off the road.

President Batton then asked for the Attorney’s report. Attorney Fitzgerald stated that he had met with local officials and are discussing settlement options for Silver Maple. With regards to Falling Waters the sewer system deposition will begin shortly. Mr. Fitzgerald stated that Mr. Tonetski got a thirty- day extension, which will be up next Wednesday. Mr. Fitzgerald stated that he had no comment on a recently filed lawsuit on an incident that happened two year ago.

Next, President Batton asked for the Treasurer's report. Director Kiest stated that the year ended with the POA in the black, and unfortunately the Country Club was in the red. Resident Hardy questioned the loans that the POA had and where were they listed on the financials? Director Kiest stated that the last three pages show the POA loans. Resident Cavage questioned how the restaurant was doing? Director Kiest stated that it ended the year with a negative \$181,564.00. Resident Cavage questioned if the Board has ever thought of closing the restaurant? Director Kiest stated that the Board is very hopeful that this new restaurant manager, with his new changes, new menus, and new people will change the restaurant. Director Swallers asked Director Kiest to talk about the new loan rate and what the Board decided to do. Director Kiest stated that the interest rate on our community loan had decreased, and the Board decided to keep the payment the same, which will lower the time of the loan.

Next were the staff reports. President Batton asked for the Community Manager's report. Manager Campbell stated that he and all of Lakes of the Four Seasons would like to welcome our new Food and Beverage Manager Marvin Trinkaus. Manager Campbell stated that he is pleased to now have the restaurant staff of Marvin, Kim and Chef Rob on board. The golf course opened up on March 15 on a limited basis. Manager Campbell stated that the POA office has been busy this month collecting POA dues; he reminded everyone that dues need to be paid by 5-01-03. Manager Campbell stated that the Marketing Committee is busy with the development of the LOFS CD, and this will be a great promotional tool for LOFS. Manager Campbell stated that we have started our spring-cleaning campaign and reminded everyone to have their garbage cans not visible from the road, lakes, or golf course. Manager Campbell reminded everyone that the sewer project is in full swing, and the POA is working with the contractors to get this job done as quickly as possible. Manager Campbell ended by saying that LOFS will be hosting the first new resident's night on April 10th. The event is by invitation only and we will have lots of organizations promoting LOFS to our new members, Manager Campbell said.

Next report was from Chief of Security, Keith Foor. He stated that he had a few staffing changes in the last two months. Chief Foor stated that in security's budget there were funds put a side for the replacement of the last 1993 Chevrolet. The new car is an Impala and will be picked up at the end of the month. The car will be decaled just like the car that was purchased last year. Chief Foor stated, that Security will start the spring clean up of LOFS soon. Chief stated that the frost law should be off by the end of the week.

Rick Cleveland reported that he and his department are ready to see warmer weather. Rick stated that although there were not a lot of large snow accumulations, they were busy salting the roads from little amounts. The dock at the Holiday Boat launch flipped over and was damaged by heavy wind at the beginning of the winter. Rick stated that his crew is making new and improved picnic tables. He stated that they will make nearly 100 new tables to replace damaged and old tables. Rick stated that leaf pick-up begins April 1 and runs through the 18th. Wood chipping service will begin April 28th. The hazardous waste dumpster will be in the clubhouse lower parking lot on May 17th between the hours of 9 and 2 p.m. Rick stated that with regards to the Lake Maintenance department, Ron Bedwell was the only employee during the winter months. Ron spent this time planning for the 2003 season. Ron spent some time attending seminars and workshops, he also spent time working with other lake associations as well as our own LEG group. Their main focus was on public planning and outreach projects for the 2004 year. Ron has

also started planning on the third annual Lakes Day, and this year's focus is on the Lake Plantings, shoreline stabilization, watershed mapping and protection. Mr. Bedwell has also started the process for compliance with the Indiana Department of Environmental Management storm water management program.

Next was the golf pro, Matt Meneghetti's report. He stated that the golf season is shifting to full gear with this wonderful March weather. The PGA Golf Pro asks all residents to abide by the rules, no walking, biking, jogging, dog walking, or any other recreational activity. Matt stated that the first week in May he will have a Women's 101 clinic. This clinic is a four-week clinic that teaches ladies who are interested in playing golf, the basic rules, terminology, the swing, and what to do on the course. The golf shop is loaded with new merchandise and wonderful clothing with the LOFS logo on some of the clothing. Matt stated that his prices are the lowest in Northwest Indiana.

Next report was from Golf Maintenance, Nick McCraw. Nick stated that play has been slow due to the unseasonable weather. Over forty reels have been torn down, rebuilt, and sharpened. Nick stated that his crew has just finished up with the oil changes, hydraulic fluid changes, tune-ups, and general repairs. Nick stated that there has been some irrigation damage due to the sewer construction, but it has been kept to a minimum. Nick stated that he is planning on turning the irrigation system on this week to make sure there is no damage to the lines. As Nick concluded his report, Manager Campbell stated that this would be Nick's last report as he accepted a position to a different golf course in Illinois.

Next report was from Building Inspector, Kurt Whitehead. Kurt stated that first he wanted to thank George Litzkow, and Bob Campbell for their patience as he becomes familiar with his new position. Kurt stated that a total of 25 permits have been issued since he became inspector. Four permits were for homes and twenty-one permits were for miscellaneous permits. Kurt stated that a homeowner built a shed without a permit. He has been warned and fined. After responding to a complaint, a dog pen was found not to be permitted, this is pending, Kurt said. Another builder is facing fines for delay in completion and wrong square footage on the home being built. He has been given 30 days to correct, and that time will be up tomorrow. Kurt stated that he handles about three complaints a week. Building Control and himself are glad to answer any questions that residents may have with their permits.

Next, President Batton asked if there was any old business from the Board, there was none. He then asked if there was any old business from the community. Resident Marthaler asked if we would get the water tower painted? Manager Campbell stated that Twin Lakes is inspecting the tower now, and he is trying to have them paint it. Manager Campbell stated that he is trying his best to get rid of all of "LOFS brown."

Resident Melton questioned, with respect, when the Fire Department gate is suppose to be open? President Batton stated that the only time that gate is to be opened or used is when the Fire Department is using it.

Resident Blair asked Mr. Cleveland when Lakes Day would be? Director Cleveland stated it would be July 26, 2003.

Manager Campbell stated that he wanted all to know that Mr. Cleveland talks a lot about garbage and trash; however, he is not a garbage man! Manager Campbell stated that the garbage men do recycle, and the yard waste stickers can be purchased at the POA office for \$1.00, no leaves can be put into the yard waste bags. Resident Marthaler stated that Waste Management takes plastics one through seventeen.

Resident Blair questioned if we were interviewing for Mr. McCraw's job? Manager Campbell stated that we have advertised within the Golf Superintendent's Association. Manager Campbell stated that this service comes with the membership dues that we pay yearly.

President Batton stated that under New Business the Board would here the Bonich variance. One resident asked what the variance was? Manager Campbell stated that the Bonich's home burnt down and he would like to add 300 square feet to his home to bring it up to covenant standards, however, to do this would Mr. Bonich will be over the set backs from the two roads that his home sits on. Mr. Bonich stood up and stated that he built his home in 1985, and he wants to rebuild and enlarge the home just a little bit. Resident Harding questioned if this would impact the neighbors? Resident Marthaler questioned this being a severe hardship? Resident Hains questioned if any of the neighbors objected? Manager Campbell stated that out of fourteen neighbors within 300 feet only one complained. Resident Slafkosky stated that when she looks out her window she would rather see a new home than the burned one. Inspector Whitehead stated that what Mr. Bonich is trying to accomplish makes his home more aesthetically appealing, and an asset to our community. Manager Campbell stated that Building Control could not help the Bonich's anymore, they can only follow the covenants, and the setbacks violate the covenants, this is the reason for the variance. Manager Campbell stated that there really is a hardship to the Bonich's if they are not allowed to rebuild. There is thousands of dollars difference in him rebuilding or walking away. Attorney Fitzgerald stated that he feels that the fact that they have suffered a home fire is hardship enough. Resident Blair stated that Mr. Bonich has done so much for our community. Chief Foor stated that Mr. Bonich has put up all kinds of flags and poles throughout the community for LOFS. Resident Marthaler withdrew her objection. With no further comments, Director Kiest made the following motion for Bonich's at 1094 Shoreline Road:

“Section 1.3.2.1. Based upon Bonich's claim a hardship due to a fire partially destroying their home and under current insurance reimbursements a significant loss if the home is not rebuilt. The size of the home is currently below the 1500 square feet allowed for in the current restrictive covenants.

Section 1.3.2.2 The subdivision as whole will not be affected by the granting of requested variance.

Section 1.3.2.3 Granting of the variance will not be injurious to the health, safety, and welfare of the community.

Section 1.3.2.4 This is a Public Hearing held before the Board of Directors of which has been advertised in the Seasonal in the March 1, 2003 issue and property owners of record within 300 feet of the property have been properly notified via certified letter.”

This motion was seconded by Director Rogers, and the motion carried 4-0-1.

President Batton then asked if there were any announcements from the Board or Residents. Resident Melton stated that the fundraising committee now has the drywall, ceiling, electricity, floors, and windows in the teen center. They are anxiously awaiting the cabinets. Resident Melton stated that Saturday will be a dinner/comedy night, and tickets will go on sale for the April 26, 2003 on April 1, 2003.

Resident Peterson stated that on April 8th there will be a LEG meeting. He stated that LEG will be speaking about the West Nile Virus. Leg meets once on month on the first Tuesday on each month. Resident Peterson stated that everyone is welcome to attend.

Resident Cavage asked if anyone had heard when the 109th S Curve is going to be taken out? Attorney Fitzgerald stated that he heard it will be taken out after the viaduct is completed.

With no further business to come before the Board, a motion was made by Director Swallers to adjourn the meeting, seconded by Director Rogers, the motion carried 4-0-1.