

Public Meeting of
April 26, 2004
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 April 26, 2004.

Present at the meeting were President Batton, Directors Peterson, Rogers, Mason, and Keist. Also present were Community Manager Robert A. Campbell and Attorney Theodore A. Fitzgerald.

President Batton called the meeting to order, following the Pledge of Allegiance to the Flag, President Batton asked for a motion to approve the Public minutes from March 22, 2004. A motion was made by Director Rogers, seconded by Director Mason the motion carried 5-0-0.

Next President Batton asked for Attorney Fitzgerald to read the list of applicants for membership, and Director Mason made a motion that the members be approved as read. Following a second by Director Peterson 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:

Gregory Mancilla	Lot	L-58
Susan Berg	Lot	L-365
Peter & Vera Janka	Lot	L-782
Eric & Pimonpan Nelson	Lot	L-927
Margaret & Thomas Lump	Lot	L-1071
Otilia Feter	Lot	L-1145
Roy Sims	Lot	L-1243
Christopher Elkins	Lot	P-190
Christopher Struve	Lot	P-242
Donald & Judith Reynolds	Lot	P-285
Ronald & Pamela Thompson	Lot	P-287
James & Joan Giegerich	Lot	P-393
Larry Ruin	Lot	P-570
Julie Martinez	Lot	P-598
Kathleen Cubricks & Frank Kolodzies	Lot	P-632
Paul Moser	Lot	P-762
David & Joyce Perkins	Lot	P-800
Mike & Collene Heath	Lot	C-14
George & Sandra Baker	Lot	U-1875
Jennifer Justak	Lot	T-45
Andrew Shih & Kelly Keilman	Lot	T-55

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

Next was the President's report. President Batton stated that the board over the past six months has been going over the rules and regulation that have been established from previous boards, and most of them still apply in today's world. President Batton stated that Security has begun their spring clean up campaign and is handing out a lot of warnings to residents. President Batton also stated that the Board has approved a resolution on berm parking. All berms that were paved prior to January 1, 2004 are grand fathered. Currently no new berms are allowed to be paved or graveled and no over night parking.

President Batton stated that there has also been a new Scooter policy enacted, and this states that no one can ride a scooter unless they have a driver's license. Resident Cavage questioned if people can still park on the berm at night? President Batton stated that it is not allowed at all. President Batton stated that to alleviate some of the berm parking on Windy Hill all baseball has been taken to Cleveland Park, and we have removed an old trailer that was back in Cleveland Park parking lot so there should be more room to park. President Batton stated that we used to require resident's to purchase a black mailbox with the concrete base. President Batton stated that this rule is no longer being practice. Resident Marthaler stated that this was a good idea, but has the board ever thought about combining mailboxes to make them more uniform than they are currently?

President Batton stated that as long as people are making an honest effort to conceal their garbage cans security would not be citing residents. He stated that even if you can see a can through latticework, security would not cite the resident for that. Resident Zackowicz asked if residents have the reflective numbers purchased from the fire department, do residents still need numbers on their homes? President Batton stated that yes you do, numbers must be on your home.

Resident Scalise stated that a neighbor's home near him has been vacant for over a year, and he has called security for the unsightly mess and nothing has been done. Manager Campbell stated that it takes 2/3's of the board to vote in favor of letting maintenance go in and clean up the lot.

Next was the Attorney's report. Attorney Fitzgerald stated that by the end of the month a judge would rule on the porter county dumpsite. Attorney Fitzgerald also stated that the Funeral home buzz has begun again for construction across the street from the front gate. He stated that we are not opposed to the funeral home; we are just opposed to the funeral home running on a septic system. Attorney Fitzgerald stated that there was nothing new with Silver Maple, and with regards to the Fairway Club we are keeping in contact with the appropriate officials. Resident Mench questioned the foundations of Four Winds. Attorney Fitzgerald stated that there would be a hearing in May with regards to whether the foundations have to come down or not.

Next was the treasurer's report. Director Mason stated that this is the first month of the new budget. Collections have been about the same as last year, and within the next two

months we will be looking at the budget to see if the revenue is matching with the expenses.

Next President Batton asked if there was any old business from the board or residents. Resident Mench questioned whether or not the enforcers were going back in at the side gate. He stated that if they go back in there might be children that fall and get hurt on the enforcers this summer with their bikes. President Batton stated that they are still looking at this issue.

Resident Malone asked if the Sandy Beach pavilions and bathrooms were going to be re-roofed this year? Manager Campbell stated that yes they will be and Department Director Cleveland could go into more detail in his report.

Next was the Community Manager's report. Manager Campbell stated that the community loan has been signed for \$1,025,000.00 for ten years at a rate of 6.1%. The irrigation system is well under way, and the completion date is on target. On March 31, 2004 the IURC granted Twin Lakes a rate hike of the following water 9.1% and sewer of 41%. Twin Lakes must take all complaints from now on not the POA office; they have to spend \$500,000 over five years on sewer line inflow and infiltration. Twin Lakes must restore the damage to all property they have affected. Twin Lakes must install the blue barrel below ground, and Twin Lakes must notify all residents of this within the next ninety days. This legal battle cost the POA \$40,000.00 in legal fees. Director Mason stated that we are allowed to take them to court in Lake County if Twin Lakes does not adhere to this order, which he stated is a huge plus for LOFS. Manager Campbell stated that Swartz Retson has begun the audit of the _ fiscal year; the final audit will be done in mid June. Manager Campbell stated that we are appealing the 44 tax rates in Lake County; so far we have saved \$9700.00 in assessed value on the properties. Manager Campbell stated that the office would be closed on Tuesday May 4, 2004 for the primary election. Resident Zachiewicz questioned the article from Bill Welch replenishing the lake. Manager Campbell went into great detail, how the irrigation system, based on a lot of scientific data will not dry up our lakes or decrease the amount of water in them, he stated that the evaporation from the hot summer days takes more out of the lake than the irrigation system will. Resident Swallers questioned how much moving the pump house to the other side of the road cost the POA? Manager Campbell stated that it was bid both ways but the difference was \$10,000.00. The wet well came in around \$15,000 more. Resident Swallers asked why we didn't go the cheapest route? Manager Campbell stated that the Lakeside Condo Association would not allow us to put the pump house in the most economical location. Resident Engleman asked what the fate of Lake of the Green would be now that water will not be pumped out of it for the irrigation system? Manager Campbell stated that there are a lot of unanswered questions; we might use the old pumps to move the water. Resident Engleman asked if Lake of the Green could be dredge? Manager Campbell stated that it was not in this year's budget, but in October that is when the budget process starts for next year.

Manager Campbell then asked for the Department Director's reports. The first report was from Chief Foor. He stated that he and his department came in under budget again this year. Chief Foor stated that he has had some routine personal changes. He stated that it

was a very unusual start to this year, with no frost law going into effect. He stressed the importance of not parking on the berm over night, and that the board just made a resolution that will not allow berms to be paved or graveled. Resident Haworth asked if the Chief had a comment on the Family Express incident? Attorney Fitzgerald stated that there would be no comment as this is still under investigation.

Next was Director Cleveland's report. He stated that yes Sandy Beach park roofs would be re-roofed and he would like them to look like the condo association's roofs look like. Rick stated that his staff is in full swing—just completed leaf pickup and have started branch pickup. He said that the water has been turned on at Bass Beach and Sandy Beach, and the porta johns have been placed throughout the parks. The new walk in cooler has been installed and is working. Director Cleveland reminded everyone about the hazardous Waste Collection is scheduled for May 15 between the hours of 9 and 2. Resident Mench stated that the swale behind his home was plugged.

Next report was from the Golf Pro, Matthew Meneghetti, and Manager Campbell read his report since Matt's son was in the hospital. He stated that the golf season is in full swing, and he wanted to remind everyone not to walk, jog, walk pets, or bike on the golf course. Mr. Meneghetti stated that the pro shop would be open on Mondays from 11 a.m. to 6 p.m. He stated that he is implementing a new sand and seed bottle exchange program for private current trail fee members. He said there would be full ones at the golf course shop each day. Mr. Meneghetti stated that some members are not repairing their divots and green markers. The golf shop will give you a repair tool free of charge if you do not own one. Mr. Meneghetti encouraged everyone to come to the demo days and pro shop to see all of the new items for this year. He stated that if anyone had any questions they could reach him at 988-2201.

Next was Todd Ford, Golf Course Superintendent's report. He stated that the course wintered well, and the irrigation system is in full swing now. And so far everything is coming in on budget and within the time frame allowed. Mr. Ford stated that the weather in April has been most unusual. It was ninety degrees on April 18th, and the need to water may become an issue. He stated that three quarters of the old system is operational, but with one pump it takes a lot longer to water. Mr. Ford stated that along with the irrigation system the bunker renovation has begun as well, hole one is complete and sodded, with the others being complete by early May and sand being installed by mid May. Mr. Ford stated that Huber Sod Ranch replaced the sod on 15 & 16 in April and the tees are growing great and will be opened for play in three weeks.

Next was Marvin Trinkaus' report. He stated that Denise Bill has taken Kim Brownlee's place as the assistant manager. Denise is concentrating on customer service, and has held a meeting with the busing staff to insure they thoroughly understand the importance of customer service. Mr. Trinkaus reports that the year-end sales are up \$58,000.00 and the loss is \$29,000.00 less than last year. In the month of March sales were up \$2000 from last year and expenses were down \$15,000.00 compared to March of 2003. New for May will be \$6.95 smaller portion specials and \$3.00 sandwiches on Wednesdays from 4-8 p.m.

Mr. Trinkaus stated that the frequent diner club has been a great success—over 300 people have joined the program. On June 17th the Concerts in the parks start. Banquets in May and June are over thirty, and we are booking into 2005. Mr. Trinkaus stated that he has standardized the drink glasses at the 19th hole Grille to be like the club. Mr. Trinkaus stated that the outside dinning would begin as soon as the weather permits.

Next was Ron Bedwell's report. Mr. Bedwell stated that in the last few months he has been preparing and researching storm water regulations, water testing, Fish inventory procedures and equipment, public education, Lakes patrol, watershed improvements, and wildlife control. Mr. Bedwell stated that he has hired all of the lakes patrol people, and is training them. They will be responsible for enforcing all boating and fishing rules, random watercraft safety inspections, water testing, storm water monitoring, and public educators. Other projects underway are the Wildwood Park Nature Preserve renovation and four other watershed projects are planned for this year on Bass Lake. Mr. Bedwell stated that he is working with the LOFS Fishing club on purchasing our first fish shocking boat for fish inventory studies, as well as monthly educational meeting with the LEG group. Mr. Bedwell stated that he wants to encourage all lot owners to use zero phosphorus fertilizers in their yards to help reduce the algae growth on our lakes. He concluded his report by asking people to have a safe and enjoyable boating season.

The last report came from Kurt Whitehead, the Building Inspector. He stated that in the last six months building control has issued 16 new home permits, 53 miscellaneous permits including decks, sheds, sunrooms, additions, docks, pools, fences, and garages. Between 20 and 30 permits have been rejected due to building code violations. Mr. Whitehead wanted to thank the Building Control Committee for their weekly volunteering.

Resident Jeffery stated that the muskrat problem on Bass Lake seems to be really big. Mr. Bedwell stated that we would be using a new firm this year in hopes of helping the residents with the removal of the critters. Mr. Jeffery asked if the wire on the lake was working? Mr. Bedwell stated that he had mixed reviews on that.

Next, under new business President Batton stated that Mrs. Thurman had a variance for the size and placement of her shed. Mrs. Thurman pleaded her case; she had pictures, neighbors in support of her shed placement. Inspector Whitehead stated that her house setback is over the requirement as well as her shed. Resident Lukawski stated that there are several large sheds on the lake. Inspector Whitehead stated that there are a lot of sheds that have been grand fathered in. Resident McLaughlin stated that he lives next door to the Thurman's and it is a big improvement, and doesn't see why the Board would have a problem with this shed. Director Mason stated that the procedure at LOFS is to get a permit, BBC approve the permit as stated on the plat of survey, the lot owner does not have the right to deviate from the sworn statement that was filed. Director Mason stated that he understood everything that Mrs. Thurman said about her shed this evening, however it should have been built to what BBC approved. Director Mason made a motion to denied the variance for the Thurman's shed, seconded by Director Rogers the motion carried 4-1-0.

Resident Golofski stated that three houses up from him everyday they park on the berm, with their landscape business, it has become the parking lot for his employees vehicles. President Batton stated that we would look into this.

Resident Anderson, the LOFS Webmaster, stated that he wanted to thank Bob Campbell, Caryn Whitehead, Rick Cleveland, and Ron Bedwell for continually giving him text for the web. He stating he is starving for information from the committees and other Department Directors. Director Mason stated that maybe would could come up with a form that the Director would fill in the blanks on for information.

Next Resident Weaver asked if the board has ever considered a tornado alarm for the community? Manager Campbell stated that it has been looked at several different times, and once again this board is considering such a purchase. Resident Radle stated that a siren in Porter County is close to happening.

Next were Announcements. Resident Varlan stated that there were still seats available for the May 7th Comedy Night and can be purchased by calling 988-3806 or 988-2703. There will also be a Comedy night June 11 as well. She stated that the May event raised \$1900.00. The audience gave the fundraising committee an ovation.

Manager Campbell stated that the Staff would be hosting a Community Safety Day on June 12 from noon to 3:00 P.M.

Resident Anderson stated that he hoped to have a listing of the Summer Concerts on the web shortly.

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