

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

July 28, 2003

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 Country Club building in Lake County, Indiana, on Monday, July 28, 2003, at 7:30 p.m. by President Keith E. Batton.

Present at the meeting were President Batton and Directors Peg Exo, Lori Rogers, Tim Swallers, and John Kiest. Also present were Director of Operations Rick Cleveland and Attorneys Theodore A. Fitzgerald and Brian E. Less.

Following the call to order by President Batton and the Pledge of Allegiance to the Flag, Director Kiest made a motion to approve the minutes of the June 23, 2003, meeting. Following a second by Director Rogers, the motion was duly carried, 5-0.

Attorney Fitzgerald then read the list of applicants for membership, and Director Swallers made a motion that members be approved as read. Following a second by Director Kiest, the following resolution was unanimously adopted, 5-0:

“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:

William Meeks	Lot	432-L
Scott Huber	Lot	807-L
Cheryl Hague	Lot	1341-L
Sonia O. Diaz	Lot	1093-P

BE IT FURTHER RESOLVED, that the Secretary notify the applicants of their approval for membership.”

President Batton then announced that Commissioner Scheub was in attendance and asked Mr. Scheub to give a report on pending matter. Commissioner Scheub reported that the Silver Maple lawsuit has been dismissed and that he is currently working on getting the Four Winds building torn down. He stated that various entities are looking at the property, i.e., St. Anthony’s Hospital, School Corporation, YMCA, and the Crown Point Community Foundation. Director

Swallers asked Mr. Scheub about the flooding/drainage issue on Kingsway. Commissioner Scheub stated that the homeowner on the Lake County side will not allow anyone to come on their property and that Lakes County does not have any easements over the property. He will continue working on a solution.

Director Kiest read the Treasurer's report.

Old Business: No discussion.

Security - Chief Keith Foor read his Security Report dated July 23, 2003. He noted that a part-time officer resigned. He stated that Security has been strongly monitoring the rule for current decals on cars and boats. The department continued the Annual Spring Clean-up Campaign, finding not as many visible trash containers on lots as in the past years, but found an increase in homes in disrepair. He noted that the department has reapplied to have the new Sheriff of Lake County commission all of the Security Officers as Special Deputies.

Director of Operations Rick Cleveland reported that his department is currently mowing and trimming. He noted that 20 letters were mailed to property owners regarding the maintenance of their yards, ditches, and swales. He stated that due to the recent storms, his department will collect small piles of branches and that a property owner may make one trip to the drop-off site.

Building Inspector Kurt Whitehead's report was read by Mr. Cleveland. The report stated that 44 miscellaneous permits were applied for and eight of the permits were rejected for violations of covenant rules. There were numerous violations for over extended building times and that the Community Manager and Chief are working on citations for these contractors.

Golf Pro Matt Meneghetti's report was read. Problems with the weather, 14 inches of rain in 23 days, means the golf course is saturated and business is slow. It was noted that 70 kids took advantage of the Academy this year, which was a 9% increase over last years and that 21 golf events were held.

Golf Course Superintendent Todd Ford stated that the month has been busy with numerous changes and enhancements made to the course. The changes include a greens enhancement program, new tee, fairway and rough program, and existing tees on holes 15 & 16 have been leveled and sodded as well as the construction of new tees on holes 9 & 16.

The Food & Beverage Department report was given. It was noted that many areas are being addressed which include inventories of the bar and liquor room. Job descriptions are being prepared for all employees along with policies and procedures for F&B, and grooming standards. There are new menus for breakfast and lunch at the 19th Grille.

Attorney Fitzgerald gave his report and indicated that he was not aware that the Silver Maple suit has been dismissed.

President Batton announced that the Rights and Responsibilities was recently adopted and it will be printed in next month's seasonal.

President Batton informed the community on the pending status of the campground property. A discussion ensued. Mr. Batton stated that this portion of the meeting was just for informational purposes and that no decision has been made by the Board of Directors. A discussion ensued with various property owners expressing their concerns for the project.

Property Owner of L415 informed the Board of standing water at 4197 Thornhill. Rick Cleveland will look into the matter.

It was announced that there are two vacancies for the Board and that only two names have been submitted, Lee Peterson and Mike Mason. These gentlemen will take office at the annual meeting.

There being no further business to come before the Board, on motion by Director Swallers, seconded by Director Kiest, and duly carried, 5-0, the meeting was adjourned by President Batton.

Respectfully submitted,

Joanne Garrett-Hansen
Acting Secretary