

Public Meeting
November 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, November 24, 2003.

Present at the meeting were President Batton, Directors Rogers, Kiest, Peterson, and Mason. Also present were Community Manager Robert A. Campbell, and Attorneys Fitzgerald and 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 October 27, 2003. Motion was made by Director Mason, seconded by Director Rogers and the motion carried 5-0-0.

Next President Batton asked for Attorney Fitzgerald to read the list of applicants for membership, and Director Kiest made a motion that 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 Lytle	Lot	L-167
Leona Vilianosf	Lot	L-238
Homes of the 20 th Century	Lot	L-482
Michael & Bonnie Broviak	Lot	L-326
Premium Properties	Lot	L-483
Vasil Sotirovski & Margarita Kurtesvska	Lot	L-547
Armando & Xochilt Balderas	Lot	P-144
Juan & Marganita Mendoza	Lot	P-179
Brian & Kim Starcevich	Lot	P-243
Ronald & Lori Coleman	Lot	P-441
Jason & Michelle Billows	Lot	P-667
Christopher Trtan	Lot	P-717
Richard Jury	Lot	P-868
Scott & Emily Evans	Lot	P-914
Misch Trucking & Excavating	Lot	P-1045
Richard Garza	Lot	P-1223
William & Laura Alamillo	Lot	T-37

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

Next President Batton gave his report. He stated that the issue at hand of this Board is to tackle next years budget. President Batton stated that they have had two meetings already, and the Board is well on their way to balancing the budget, however it does not come without increases if we want to keep our quality employees and improve our infrastructures. President Batton stated that the first budget presentation would be on December 15, 2003. President Batton ended his report by wishing everyone a happy and safe Thanksgiving.

Next was the Treasurer's report. Director Mason stated that his topic of discussions would be the revenues. Director Mason stated that while revenues are in pace for the year, the receivable tell a different story, they are a deficient of nearly \$275,000.00 with 67% of them past due. Director Mason stated that we are in need of accelerating collections of these monies.

Next was the Attorney's report. Attorney Fitzgerald stated that Four Winds is now down and the county hopes to rezone this property. He also stated that the rate hearing won't be until at least March, and there has been no response on the field hearing. Resident Anderson stated that he had heard that ten residents needed to request a field hearing.

Next was the Community Manager's report. Manager Campbell stated that LOFS is holding its second annual Holiday house- decorating contest. He asked residents to nominate homes that they felt the judges need to look at, and this would make the judges jobs a bit easier. Resident's may call the POA office at 988-2581 with their requests. Manager Campbell stated that the preliminary budget is in the process of being developed, and the first of three public meetings on the budget will be held on December 15th at 7:30 p.m. in the Clubhouse. The second budget presentation will be January 12th with the approval of the budget at the January 26th POA Board meeting. Manager Campbell stated that we have a new addition at the 117th street gate; the directional enforcers or one-way spike strips have been installed on the exit side of the gate. He stated that at some point the gate would be removed. Manager Campbell stated that the F&B have an outstanding Thanksgiving Buffet planned for Thanksgiving Day. Rick Cleveland reports that leaf pickup is going well even with some mechanical difficulties. Leaf pick-up will continue until December 5, 2003. Manager Campbell stated that we are actively trying to settle the issue on lot L-5, and hopefully we will have a resolution soon. The Aqua Mog is in a trail rental agreement for one month with hopes of selling it after the one- month rental. Manager Campbell said that the state of the property taxes in Indiana, and especially Lake County are a real challenge. We will be appealing the 44 Lake County properties and will be deciding what to do with the Porter County assessments, they don't seem to be as bad as Lake County, Manager Campbell stated. He also stated that his own editorial is that this takes so much time from our staff and LOFS does not rep much service from our tax dollars. Manager Campbell stated that right now \$36.00 per lot is assessed for property taxes.

Resident Haines asked about the irrigation system. Manager Campbell stated that the irrigation system is moving forward, and the package is out for bids. It seems as if four contractors are interested in bidding.

Next, President Batton stated that under old business the Board needed to make a decision on the Campground development. President Batton stated that the Board has had two public meetings on this issue and the Board has taken this very seriously and have listen to a lot on input from all concerned residents from both side pro and con. President Batton asked the Board for a motion. Director Mason made a motion to not develop the campground area, seconded by Director Rogers the motion carried as follows: Peterson against the motion, Mason, Rogers, Kiest, and Batton for the motion, and the motion carried 4-1-0.

Resident Cavage asked if a back gate would ever be installed in Porter County? President Batton stated that the gate issue at Forest Lane could never be like the 117th Street gate as that gate cost upwards of \$150,000.00. The Board will be looking into back gate situations in their budget meetings.

President Batton then asked for New Business. Resident M. Weiss stated that our fire department within the last two weeks was called out on a fire that was not even around this area. She asked if we have boundaries and why did our force get called out on that call? Attorney Fitzgerald stated that “our” force is not just our force, and that all fire departments have what is called a mutual aid package. Which means that each force helps the others out especially when they are already on a call. Resident Anderson stated that we do not own the force and our \$25,000.00 yearly donation is just a little portion of their entire budget.

Next were the announcements. Resident Varlan stated that the fundraising committee was almost done with the 2004 calendar that they are going to sell, however they had some sponsorship space still available, for a fee is \$50.00 per spot.

Resident Blair asked if there could be a policy on our mailboxes? She stated that they are a real eye sore. President Batton stated that after the budget is set this Board would be looking through another binder of policies and would address that issue at that time.

Resident Zackiewicz stated that this should probably go under old business, however, what has been done with the resident who has not moved his shed and did not receive a variance to leave it in the position it is in? Manager Campbell stated that he has been given 30 days to move it.

Resident A. Campbell stated that she witness an act of kindness today in the very windy conditions. A garbage tote was in the middle of the street and with a car load of children and a cold ugly day Iris Varlan pulled her car to the side of the road and pushed the tote onto the resident’s driveway.

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