

**MINUTES OF THE REGULAR MEETING**  
**OF THE BOARD OF DIRECTORS**  
**JANUARY 14, 2002**

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 Fours Seasons Country Club building in Lake County, Indiana on Monday, January 14, 2002, at 7:30 p.m. by President Batton.

Present at the meeting were President Batton, Directors Swallers, and Rogers. Also present were Community Manager Robert A. Campbell, Attorneys Ted Fitzgerald and Brian Less.

Following the call to order by President Batton, and the Pledge of Allegiance to the Flag, Director Swallers made a motion to approve the minutes of the December 10, 2001 meeting. Following a second by Director Rogers the motion carried 3-0-2.

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 Rogers the following resolution was unanimously adopted, 3-0-2.

“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:

Kathryn Mroz	Lot	L-255
Matthew Rohder	Lot	L-1338
T & M Home Buyers	Lot	L-313
Lionel & Krystina Cuza	Lot	L-806
David & Mary Rangel	Lot	L-557
Ronald & Kimberly Lamparski	Lot	L-728
Tom Kuckson	Lot	L-927
Zdrauko & Marija Krstevski	Lot	L-964
Mary & Rich Allison	Lot	L-1049
Kenneth & Cynthia Nicola	Lot	L-1420
S. Michelle Brewer	Lot	P-70
Larry Luebcke	Lot	P-616
Dennis J & Coleen M Billstein	Lot	P-843
Robert & Phyllis Erpenbach	Lot	P-1061
Real Finance Corp.	Lot	P-1231
David Roushelang	Lot	U-800

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

President Batton then asked if there was any old business from the Board or the Community. There was none.

President Batton then stated that the Board would be presenting the Preliminary Budget Proposal for the 2002/03 Fiscal Year. President Batton stated that this budget had been prepared through a joint effort between Community Manager Robert Campbell, Accountant Cheryl Parker, Director of Operations Rick Cleveland, Chief of Security Keith Foor, PGA Golf Pro Matthew Meneghetti, Golf Superintendent Nick McCraw, Food and Beverage Manager Rhonda Bland, and your POA Board of Directors. The Budget was prepared with these concepts in mind: The Board has to continue to insure their ability to provide the level of service that the residents have come to expect, provide for the infrastructure necessary for the services mentioned, and to insure that we are in a position to continue them. President Batton stated that the Board is also trying to fix years of neglect and financial mismanagement. President Batton reminded the residents that this could not happen in just two years. President Batton stated that the presentation would be made in six parts. Director Swallers presented the philosophical and restricting changes being considered for next year, and revenue's showing a six-year comparison of the POA assessments, boat & dock fees, golf fees, administration and pool fees. Director Rogers presented the expenses and showed a comparison between the 01/02 budget and the purposed 02/03 budget expenses. Director Rogers also presented the recommended equipment purchases and capital expenditures. Community Manager Bob Campbell presented the Food & Beverage Operations budget. President Batton presented the Dues and Membership fees. President Batton asked that questions be asked after each part of the presentation.

The following questions were received from the residents after the budget was presented. Bob Malkowski questioned the large increase in insurance. Manager Campbell stated that the insurance package had been shopped long and hard and not one carrier wanted to insure the whole package. C.N.A. was our carrier and canceled us due to many factors, the tragedy on Lake Holiday, the tragedy of 9-11, and the timing of when our insurance came due.

Resident Russ Cain questioned why the Board was considering not accepting credit cards for POA dues since it had been stated that there were so many delinquent residents this year. President Batton stated that residents could go to their bank and receive a cash advance from their charge cards and then pay their dues. President Batton went on to say that the POA spent nearly \$20,000.00 in credit card fees last year, and this savings could be used for other projects. Russ Cain stated that a cash advance usually incurs an interest rate of 21%. Resident Cain asked if it was true that there is a \$500.00 lien fee, and if so who receives that revenue. Attorney Fitzgerald stated that yes there is a \$500.00 lien fee, and yes if those monies are collected they go to his office. Mr. Cain stated that the Board and Mr. Fitzgerald are hurting all the unemployed workers by offering no credit card payment and liening their homes. Mr. Fitzgerald stated that with his years of experience here in Lake of the Four Seasons, it is not the unemployed that don't try to pay their assessments, it is the people that feel they can get a better return on their money elsewhere. Mr. Fitzgerald stated that his office is willing to make payment plans to the residents, they just need to call his office to set up a monthly payment plan.

Bob Malkowski asked the Board if they were aware of a water shed study done in the early ninety's and whether or not the Board could save some money by using that study. President Batton stated that the Board was aware of that study, but stated that with the work of the dredger, the lakes have changed and the lakes need to be remapped and there are new areas that were not studied in the nineties.

Resident Roy Green questioned \$50,000 for the water shed. President Batton stated that the monies were going to the number nine tee area on the golf course. President Batton stated the large drainage ditch needs to be reworked and this is what that money is going to be used for.

Resident Gordon Ensing asked out of the 2640 homeowners how many were delinquent? Manager Campbell stated that there were 64 homeowners who were delinquent on the full payment, and out of the two half payment method the total was 58. Manager Campbell stated that averages out to six percent of the community.

Resident Tom Peters asked if the treatment of Lake of the Green was working so well, why the Board doesn't use this treatment on Lake Holiday? President Batton stated that the depths of Lake Holiday are much greater, and the depth of Lake of the Green is about six feet. Mr. Peters stated that assuming the treatment works, he felt the depth study was not necessary.

A question was asked about the Seasonal and it being taken out of the budget. Manager Campbell stated that the advertising would be paying for the Seasonal. Manager Campbell stated that Clear Com Media would be handling the Seasonal as of March 1<sup>st</sup>, 2002. Manager Campbell stated that Mike Gooldy was the owner of Clear Com Media. Manager Campbell stated that we would still have editorial control as to what would be in the paper and there was a cap of 50% advertisement.

Resident Roy Green asked if the budget included the Food and Beverage. Manager Campbell stated that it did not. F & B had their own budget.

Resident Rich Cavage questioned why the Board was reducing the cost of the pool membership. President Batton stated that the Board felt the pool was not being utilized like it should and the Board felt the pool was competing with the near by water park.

Mr. Peters asked if the lease on the truck was a four year lease. President Batton stated yes that it was.

Mr. Malkowski asked if the Board had looked into a liner for the pool instead of plastering. President Batton stated that they had, but the pool is in such need of a plaster job the liner would not work. Mr. Malkowski asked if the directional enforcer would be installed at the Porter County gate as well. President Batton stated that it would first be tried at 117<sup>th</sup> to see how it works out, and there will be replacement parts from the out gate to be used when the in gate is damaged. Mr. Malkowski asked how many miles of road \$100,000.00 would pave, and how much golf path would be resurfaced. President Batton stated that those questions could not be answered until the bidding was complete.

Mr. Tom Hansen questioned if there would be two leaf vacuums for this coming year. President Batton stated yes there would be two.

Resident Bill Mercer asked if the Season's Grille would be reopened by April 1<sup>st</sup> since the MGA had an event scheduled for April 2. Manager Campbell assured him that the Grille would be reopened for that event.

Resident Pat Blair asked if groups of people could come up for lunch to the clubhouse. President Batton stated that yes starting January 22, 2002 the clubhouse would be serving lunch.

Mr. Bill Mercer questioned the trail fees. Manager Campbell stated that this would effect 22 people according to 01/02 memberships.

Mr. Cavage asked if the golf memberships include the golf range this year. President Batton stated that they did.

Mr. Peters asked if the Board felt that they would be tapping into the line of credit. President Batton stated that they hoped they would not have to, but thought that they might have to borrow \$50,000.00 from the line. Mr. Peters asked where that amount was shown on the budget. Manager Campbell stated that if the line was tapped it is a 4 \_ % interest only for 8 months, and the big question is whether or not it will have to be used. Manager Campbell stated that if the line were used he would have to restructure the debt using less dollars. Mr. Peters stated that borrowing should be eliminated, or put it in the budget.

Mrs. Elaine Sabau questioned whether or not a 2.1% increase would be adequate. Mrs. Sabau asked what the storage room in the restaurant was and would that decrease the amount of parking. President Batton stated that it would be at the side entrance and it would not effect the parking situation.

President Batton asked if there was any new business to come before the Board. Mr. Cain asked if the audit report was public record and if so he wanted the last three years. Manager Campbell stated that he could pick all three copies up in the POA office during regular business hours.

Dr. Bea Chambers stated that the By-Laws Committee has almost completed the revisions of their proposed new By-Laws for the Board to look at, and that they would be ready for the community to vote on them probably in two months.

Mrs. Anita Melton stated that the Fundraising Committee had raised \$200.00 from the Christmas ornament sale.

Director Swallers stated that he wanted to personally thank Community Manager Bob Campbell for all the time and effort he put into the 2002/2003 budget.

With no further new business to come before the Board a motion was made by Director Swallers, seconded by Director Rogers, duly carried 3-0-2, the meeting was adjourned by President Batton.

Submitted by:  
Caryn Whitehead