

Public Meeting
December 13, 2004
7:30 p.m.

Pursuant to rules of the Board of Directors, a regular meeting of the Board of Directors of Lakes of the Four Seasons Property Owners Association was called to order at the Lakes of the Four Seasons Club building in Lake County, Indiana on Monday December 13, 2004.

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

President Mason called the meeting to order, following the Pledge of Allegiance to the Flag, President Mason asked for Attorney Fitzgerald to read the list of applicants for membership, and Director Peters made a motion that the members be approved as read. Following a second by Director Gooldy the motion carried 4-0 (Director Peterson was not present at this time).

“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:

Clay Putnam	Lot	L-532
Matthew & Jennifer Rettker	Lot	L-703
Grazia M. Bolognini-Ragan	Lot	L-974
Gerald & Frances Jean Lamonte	Lot	P-198
Frank Zarakas	Lot	P-441
George Mularski & Camille Kaczmarke	Lot	P-718
Dennis & Kathleen Sheehan	Lot	P-728 & 727
Mark & Dee Anna Reichmoth	Lot	T-66

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

Next President Mason stated that under old business there was on item that the board wanted to respond to, and that was the assignment of officers outside the gates. President Mason stated that it is policy that security can work outside of our gates as long as their LOFS patch is not visible. The incident that Resident Rogers was referring to was the employment of security at the Lakes of the Four Seasons Methodist Church. President Mason stated that these officers make \$12.00 per hour at the church’s expense, and this is more than they make for the POA. President Mason asked if there was any other old business. There was none.

Next on the agenda was the presentation of the 2005/06 budget. President Mason stated that the board starts to prepare the budget shortly after the annual meeting in October. He

stated that the board wanted to be up front; the proposed budget includes a \$40.00 or 3.6% increase in the dues. President Mason then turned the budget presentation over to Director Peters. Director Peters went over the items the board is proposing to purchase; two computers and a laser printer for the POA office, a branch chipper, tractor with front end loader, two used golf course fairway mowers, upgrading the fire extinguisher in the kitchen, pool chairs, pool umbrellas, driving range ball picker, and a squad car. Director Peters stated that there were many items wanted, but taken out of this proposed budget. The proposed capitol improvements are as follows; road paving, drainage improvements, re-roofing the pro shop building, artificial driving range, water shed improvements, and Lake of the Green enhancements. Director Peters stated that this budget will allow for financed purchases for a new golf course rough mower and tractor. He then turned the meeting back to President Mason who asked if there were any questions from the residents.

Resident Hardy questioned how much our debt services were. Manager Campbell stated that he did not have that figure in front of him, however ballpark currently is \$900,000.00. Manager Campbell stated that we started making the entire payment, as soon as we took the first draw on the construction loan which brought the loan term down from 126 months to 114 months.

Resident Haines questioned what outstanding debt we have with Peterson's ditch. President Mason stated that he was happy to report that is behind us with no further debt.

Resident Greaney stated that he is and has been a fire fighter with the LOFS/Winfield Fire Department for a long time, and the expenses that they incur are real and they are in need of the \$25,000.00 that the LOFS Budget has always given them. President Mason stated that the allotment of the Safety fund is at the discretion of this entire Board of Directors. President Mason also stated that the fire department receives monies from each and every resident out here from our tax rates, and his personal choice would be to see these funds go towards sirens to make our residents aware of upcoming weather emergencies, but he said that he is speaking about his personal choice not the board's choice.

Resident Radtke stated that our tax rates also goes towards police protection, yet we spend over _ million dollars on a security department.

Resident Bouska asked if the board has ever thought of pitching the clubhouse roof. Manager Campbell stated that we have thought of doing that, however it is cost prohibitive, Manager Campbell stated that we do put some pitch in the middle to have the rain, snow, run off.

Resident Swallers questioned why the golf fees were going up, however nothing for the boaters. President Mason stated that the golfers have received a new irrigation system, and a couple of years ago the boaters took a large increase on fees, when a lot of dollars were spent on the lakes.

Resident Kolodziej asked if the board had ever considered contracting some of our services out. President Mason stated that yes the board has, and currently is contemplating contracting custodial services.

Resident Borchert stated that she believes the Fire Department is not happy hearing that the \$25,000.00 may not go to them, and she believes it should.

Resident Semplinski stated that he has been a volunteer for the Fire Department for twenty years, the department is in need of new bunker gear, and this is where that \$25,000.00 will be used.

Resident Engleman questioned when anything was going to be done with Lake of the Green. He stated that the engineering study has not come in yet, questioning if it would come in. He stated that four studies have already been done, and the POA has done little. Manager Campbell stated that he is expecting the engineering study any day, and that the POA must do their homework and have a solution to the cause before we start spending monies.

Resident Radtke stated that he had sent to the Board President a letter about the development/progress of the sirens, and the hoops that have to be jumped to receive them. We have also sent a letter asking for the \$25,000.00 to go to the purchase of our bunker gear and have received no response from that letter.

Resident Swallers asked if we still owned the dredger. President Mason stated that yes we do.

Resident LaDuke read a statement letting the board know that her son was a volunteer on the Fire Department, and she was in support of giving the Fire Department the entire \$25,000.00.

Resident Greaney stated that he would like to know the rest of the board's view on the \$25,000 donation. Director Peters thanked the Fire Department for their services, but this is a proposed budget, and it would do no good to state that those funds were going to the Fire Department prior to approving the Final Budget. Director Gooldy stated that the timing for distribution needed to be correct. Director Rogers stated that he supported the Volunteer Fire Department and would look at this closely. Director Peterson stated that he supported the department and he would vote in favor of the donation.

Resident D. Smith stated that the board can not commit to a budget that is not approved, but won't the fire department still come if the board does not commit that money to them?

President Mason stated that the department needs to give us a need for the donation. A couple of years ago we gave \$12,500.00 twice in May and October. Last year we gave \$18,000 for defibrulators and \$7,500 for radios.

Director Gooldy stated that things can change and this is just a proposed budget. President Mason stated that budget items could be changed for the January 10th meeting and the budget will be voted on January 24, 2005.

Resident Koiodziej asked the Fire Department representatives if Double Tree gives \$25,000.00 a year to them?

Resident Swallers asked if there would be a restaurant charge in this year's assessment. President Mason stated that there would be none.

Resident Zupan stated that an alarm system might go off once or twice a year---gear is worn once or twice a day.

President Mason stated that we are paying for the Fire Department through our taxes, and it was me that suggested increasing the funding to the Fire Department four years ago.

Resident Greaney stated that he is a Vice President of a Glenwood, IL company and they support the Glenwood Fire Department. He stated that this Fire Department has come to the Public Safety event the POA has had, done bicycle inspections, etc....He said it was terrible that this Board of Directors thought about taking this out of the budget.

Director Peters stated that he was not sure where Resident Greaney received his information, because this board never discussed taking this line item out of the budget.

Resident Halterman stated that she believed this must have been a rumor and the Fire Department needs to calm down, the board has always given them their request and the Department just needs to talk calmly to the board.

Resident Alpeters stated that he moved back to the area from Minnesota after being a fire fighter and he joined this force, but he stated that since this board won't commit to the Fire Department, he can't commit to them and he tossed his badge at the his fellow fighters and walked out of the ballroom.

Resident Hardy thanked the board for their level of commitment to this community, and stated that the Fire Department does receive monies from a lot of our committees as well.

With no further business to come before the board Director Peters made a motion to adjourn seconded by Director Rogers the motion carried 5-0