

Public Meeting Minutes
January 22, 2018
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 was called to order at the Lakes of the Four Seasons, Season's Lakehouse, in Lake County Indiana on January 22, 2018.

Members present: President Swallers, Directors Robison, Tul, and Zupan.

Following the call to order by President Swallers, and the Pledge of Allegiance to the Flag, President Swallers asked for a motion to approve the 18 new members and/or families, Director Zupan made a motion, seconded by Director Robison the motion carried 4-0.

Next, President Swallers spoke about the 2018/2019 budget, and stated that there are a few changes to the January 8th budget presentation. The \$20,000.00 for the restroom on the golf course and the \$20,000.00 for the restroom at Cleveland Park were removed from the Building Maintenance budget and will be revisited at a later date. \$25,000.00 was added to the budget in the Building Maintenance budget for a restroom at the Lions Park and \$15,000 was budgeted in the Lakes Department for a Patrol Boat. President Swallers moved that the Lakes of the Four Seasons Property Owners Association, INC. and Lakes of the Four Seasons Golf and Country Club, INC. 2018-19 budget be approved, Director Zupan seconded the motion and the motion carried 4-0. President Swallers then said pursuant to Section 1.3.3.2 of Lakes of the Four Seasons POA Covenants, I move that the annual assessment of Property Owners of record for the 2018/19 budget year be one thousand three hundred forty dollars (1,340.00) per numbered lot as indicated in the 2018/2019 budget, Director Tul seconded, the motion carried 4-0. President Swallers stated that the Community Manager is hereby directed to send written notice of the annual assessment and terms of payment to all Property Owners of record.

President Swallers gave his board report, he highlighted the Fundraisers. They have been in existence since 2001, and have raised well over 100,000.00 for the community, and he listed some of the items they have purchased for the community. This coming year they will be working on items at the pool.

Manager Cleveland was next with his report and you may read it in its entirety in the February Seasonal.

The Attorney's report was next. Attorney Fitzgerald stated that we have not had a water/sewer rate increase for two years, and that has saved the community a lot of money; however, there should be a ruling soon on the rate case that was started two years ago.

The Treasurer's report was given by Director Tul. He stated that 10 properties owe the second half of the dues, 9 are delinquent with their third and fourth quarter payments, 32 are delinquent with the fourth quarter, and 53 have not made any payment this year. As of December 31, 2017 our cash on hand was 1.2 million, and of that \$561,000.00 are reserved funds.

Under old business President Swallers stated with regards to parking on front lawns; this is private property and we cannot tell residents that they can't park on their lawn. Attorney Fitzgerald stated that the only way this could happen is if the covenants were changed.

President Swallers asked if there was any new business. Resident Rogers asked if the board ever got a number from Twin Lakes for the cost of them softening the water at the plant. The board had not, Attorney Fitzgerald stated that most residents in Hebron continue to soften at the home as well; he stated that it is very expensive to soften at the plant. The board is going to try and get a price to bring back to the residents at the next quarterly meeting with Twin Lakes. Resident Rogers asked what the board meant when they said that they are going to revisit the golf course bathroom. President Swallers explained that it is not in the budget for 18/19.

Resident Kolodziej asked how many new members were voted in; President Swallers stated there were 18.

Resident Sullivan asked where to put his snow markers on his driveway. Director Green, who was in the audience, stated that they should be close to the road as a guide for the maintenance crew.

Announcements were: The Lions Polar Plunge is in February, the dueling pianos for Valentine's Day are sold out, and all should try the Sunday Brunch here at the Lakehouse.

With no further business to come before the board Director Zupan made a motion to adjourn, seconded by Director Tul the motion carried 4-0.