

LBMC Board of Directors Meeting July 12, 2018

Meeting was called to order by Vice President Jim Brown at 7:00pm.

Determination of Quorum- Jim Brown, Andrew Sawyers, Levi Rosol, Jesse Gonzalez, Brock Norton, Oran Struecker.

Absent: Jim Mazour

Motion to approve agenda by Levi Rosol and 2nd by Andrew Sawyers. All approved.

Motion to approve meeting minutes by Brock Norton and 2nd by Levi Rosol. All approved.

Presidents Report by Jim Mazour- read by Vice President Jim Brown:

At the June board meeting, The LBMC Board of Directors appointed Jesse Gonzalez to fill the board vacancy created by Bryon Snethen's resignation. He will oversee the duties of security at our lake. This is Jesse's second time on this board, and I want to commend him for his dedication to this homeowners' association.

The board approved a change of our homeowners' association insurance agent. LBMC remains insured with the Auto Owners Insurance Company, but our agent will now be Chris Arganbright with the Bryton Insurance Agency in Panora, Iowa.

The board accepted an offer of \$95,000 to purchase the LBMC waterfront lot for sale immediately south of the north beach area. The buyers are a family from Rockwell City who plan to build a home on the property. I want to thank Gary Neimanis and the Strategic Planning Committee for their excellent work in bringing this project to fruition.

Our lake roads received another seal-coat application by Des Moines Asphalt last month. This is the third such application, which is taking place on the sixth year of our lake community's ten year road improvement project.

On June 27th Diamondhead Lake was the site of an adaptive water skiing clinic, which provided a unique opportunity for handicap individuals to experience the sport of water skiing. This is the third year that LBMC has made the lake available, and members have volunteered their services to make this wonderful event happen.

The season's second water quality testing for the presence of E.coli in our lake water was conducted just before the Independence Day holiday. LBMC promptly shared this report of E.coli levels at three locations about the lake with the membership in an email communication. E.coli levels were low at two collection sites on the main body of the lake where swimming takes place and high at a third collection site at the south end of the lake where boats are launched. This most recent sampling was conducted at a time of significant summer rainfalls and watershed into the lake.

I want to remind members that the sale of property at our private lake community in the manner of a real estate contract requires that a copy of the contract must be provided to the LBMC office. In addition, Iowa law (Iowa Code section 558.46) requires that installment contracts for the sale of residential real estate must be recorded in the office of the county recorder by the seller within 180 days of the date the contract was signed by the seller and buyer. Failure to record a real estate contract with the county recorder is a simple misdemeanor criminal offense.

Jim Brown added the following:

I would like to thank Mary and Don Fillman and Stone Throw for doing a really nice job on Saturday providing entertainment to the lake. I enjoyed it and I think a lot of other people did as well.

Also want to thank a couple lake members who helped another member on Monday when he flipped his boat.

I also wanted to let members know LBMC does have an attorney and law firm that we retain, in my opinion it is the job of the Board and the office personal to contact these individuals. In my experience, when those services are used they are usually billed in 15 minute increments. As members, please do not reach out to our legal team without the permission of the board as we will likely get charged for the conversation.

Financial Report by Andrew Sawyers (see attached for full report):

Agriland FS \$2,438.22, Black Ink Bookkeeping Services \$1,025.00, Custom Creations (5k shirts) \$585.83, Denman & Company \$1,850.00, Gary Neimanis (sale signs) \$184.44, Sonja Gonzalez (medals) \$104.01, James Shoemaker (Adaptive Ski Clinic, Events Committee) \$250.00, Karl Chevrolet \$391.13, Kevin Klingbiel (Diamondhead Lake Ski Club, Events Committee) \$250.00, Sacket Earthworks \$300.00, Schildberg \$844.26, State Hygienic Laboratory \$58.50, Steve Clark Trucking \$376.11, Stuart Appliance \$528.10, Sullivan & Ward, P.C. \$4,923.96, Wallace Auto \$834.78. Total payables \$15,194.57.

Motion to approve paying bill and financial report by Levi Rosol and 2nd by Brock Norton. All approved.

Lake Report by Ed Eustice:

The deadline for submitting By-Law changes was July 1st. We received 2 proposals, one was for the Road Embargo and one was for deer hunting. By-Law meeting forum for members is to be determined.

Board of Directors nomination paperwork needs to be in by August 1st. Form can be picked up in the office and needs 10 signatures. Levi Rosol and Jim Mazour have served 1-2 year term and are eligible for re-election. Jim Brown has finished his 4 years. Brock Norton and Andrew Sawyers have 1 year left on this 2 year term. Bryon Snethen has resigned and Oran Struecker will not be finishing his 2 years.

The Annual Meeting timeline- Nomination papers turned in by August 1st, Budget set by August 15th and Notice of Meeting mailed to members by August 24th.

Labor dollars spend \$9,132.00, Budget is \$9,199.00,

LBMC sticker sales to date \$15,900, we are ahead of last year by \$1,350.00.

Large-mouth bass will be delivered end of July, price of these are \$1.50 each and are 4-6" range. This fall we will take delivery of Walleye, \$1.75 each and 4-6" size. The will be put in the main lake at the South

boat landing. I get prices from 3 different hatcheries for a comparison, North Star, Iowa Pond Guy and Beemer Hatchery.

Progressive Audit should be finished up Mid-End of July.

Water testing was done at 3 spots of the lake. E-coli results at the Access Area was 10, North Beach was 10 and the South boat ramp was high at 400.

Chlorophyll measures the amount of algae in the lake, average is 25-100, we were at 82.

Phosphorus is low at this time. Suspended solids were 34, which is normal for our situation. Rivers would be much higher because of the higher current. Microcystins are low this time. This is a specific group of algae that often cause large blooms in the lake, it is problematic on hot August days when the water is still.

Next water testing will be prior to Labor Day weekend.

Motion to approve lake report by Jesse Gonzalez and 2nd by Brock Norton. All approved.

Discussion- Board agreed to hold Annual Meeting on September 15th at 9:00am.

Maintenance/Dredge Report by Oran Struecker:

Bad news, the old mower blew up. We will need a new one. Chuck has been doing some research on new ones, they range in price from \$6500-\$10,999. Board member asked if Oran would handle the purchase, Oran advised that he has sold his home and this is going to be his last meeting. Due to this, the board approved Chuck to take care of the new mower. Motion to approve up to \$9000 for a new mower by Jesse and 2nd by Brock Norton. All approved.

The dredge has been put in the water and is not working. We will need new parts to get it working.

A member brought up the insurance coverage on the dredge, motion to not use dredge until we get the correct insurance or receive proof of it by Andrew Sawyers and 2nd by Brock Norton. All approved.

Motion to approve maintenance/dredge report by Levi Rosol and 2nd by Andrew Sawyers. All approved.

Discussion: Oran addressed the board and members that were present that he hopes that new owners of the home receive better respect than he and his family has. It was then brought up by another member that some of the activities going on down at the South Member Access area (Volleyball beach) are disruptive. Some members are playing music very loudly, not obeying the designated swim area, dogs running loose as well as not following DNR rules. More discussion about the activity going on, board members asked if any of the members asked if they tried to speak with the disruptive members, why security wasn't called, or even the sheriff. Jesse Gonzalez said he would start monitoring that area to help keep problems down. Motion to make this area a no swim area by Levi Rosol, no 2nd was provided.

Reminder, please be respectful to your neighbors.

Security Report by Jesse Gonzalez:

Warning letters were sent to two members for boating on the water without current stickers.

A warning letter sent to a member for an underage individual operating a PWC on the lake.

Young people gathered at the North Beach who are not members were removed from the beach.

Report of a speeding ATV on LBMC roads. Appears to be a non-member, Security was unable to locate the operator of the ATV.

Reported vandalism on a member's vehicle. This was reported to the Guthrie County Sherriff's Department by the member.

On behalf of the LBMC membership and LBMC Lake Security we would like to thank Jay Loutzenhiser and Jim Mazour who volunteer their personal time to be part of the Security Committee. Thanks again to our volunteers!

Motion to approve security report by Andrew Sawyers and 2nd by Brock Norton. All approved.

Building and Zoning Report by Brock Norton:

Approved permits for 2 driveways and a new home for new member who bought several lots up on Tulip and Willowa.

Approved a dock for Ed Eustice and one for Randy Martin.

Quick note- Junk Maintenance fines are going up. It has been past 60 days, the lots that have not been cleaned up will be receiving a fine.

Reminder to members, if you see a property around the lake that needs to be mowed please let me know. We cannot see everything so it is helpful to be brought to our attention.

Motion to approve B&Z report by Andrew Sawyers and 2nd by Levi Rosol. All approved.

Committee Reports:

1. Strategic Planning- We have received the Abstract for Lot A and will be closing on the property soon. We anticipate closing by the end of the month. A reminder that we have not completed the sale as of yet so we shouldn't be "spending" the profit already. Also, we need to be very careful what we use these funds for. We can talk about this in the future.

RIZ information- RIZ is looking into a possible loan to be able to borrow money under the RIZ fund. The interest rates are extremely low. It is something to look into and talk to the membership about.

Old Business:

1. Website/Credit Card update- Levi Rosol- I have been working the office staff and Becky the accountant. We would like to get everything integrated into a system is easy for both the members and the office/accountant. We did get access to Square and are working on making it accessible to members who would like to pay with Credit/Debit cards. We will let everyone know when this is available as well as the website.

New Business:

1. Electrical at Clubhouse-Levi Rosol- Getting quotes
2. South Shelter update- Levi Rosol- Getting quotes for roof and electrical
3. Docks Budget Levi Rosol- Would like to have the board approve a budget to help start getting the docks in the ponds- Motion to approve \$500 for materials needed start putting docks in by Levi Rosol and 2nd by Brock Norton. All approved.
4. Proposed bid on lot #226- Kim Hamilton- Kim would like to purchase the lot just to the west of him. He already maintains it but would own it. Sealed bid was received from Kim and will be opened at the next board meeting. Notice will be given to the membership that they have 30 days to submit a sealed bid to be opened at the next meeting.

5. DSD-Shed Maintenance- Jeff Wood- They are going to be getting a shipping container to use for storage for DSD. He would like to have it placed down at the Maintenance yard. Motion to put container at Maintenance yard by Oran Struecker and 2nd by Jesses Gonzalez. All approved.
6. Board of Directors Insurance-Jim Brown- Would like Ed to contact our Insurance person and find out if we can get coverage for past board members, right not only current board members are covered.

Motion to adjourn meeting at 8:32pm by Levi Rosol and 2nd by Brock Norton.