

CSL/CA BOARD MEETING  
JULY 17<sup>TH</sup>, 2007

INVOCATION: Led by President Ralph Sadler  
PLEDGE OF ALLEGIENCE

MEMBERS PRESENT: Ralph Sadler, President, Judicial Liaison, Clifton Ross, Vice President, Lakes Liaison, Brad Rupel, Treasurer, Finance Liaison, Sharon Cline, Recreation Liaison, Jim Bohannon, Architecture Liaison, Johnnie Vance, Security Liaison, Andy Eder, Streets Liaison, Wendell Geurkink, Membership & Election Liaison, Virginia Miller, Secretary, Clubhouse Liaison and David Maynard, CSL Manager.

APPROVAL OF MINUTES:

Johnnie Vance made the motion to approve the minutes of March 3<sup>rd</sup>, 2007, seconded by Clifton Ross. Motion carried.

Brad Rupel made the motion to approve the minutes of March 20<sup>th</sup>, 2007, seconded by Wendell Geurkink. Motion carried.

Clifton Ross made the motion to approve the minutes of April 17<sup>th</sup>, 2007, seconded by Johnnie Vance. Motion carried.

Clifton Ross made the motion to approve the minutes of May 15<sup>th</sup>, 2007, seconded by Johnnie Vance. Motion carried.

Johnnie Vance made the motion to approve the minutes of June 19<sup>th</sup>, 2007, seconded by Clifton Ross. Motion carried.

Johnnie Vance made the motion to approve the minutes of July 3<sup>rd</sup>, 2007 Special meeting, seconded by Wendell Geurkink. Motion carried.

The Recreation committee Liaison, Sharon Cline made the motion to accept Gary & Lisa Foster as members of the committee, seconded by Johnnie Vance. Motion carried.

The Architecture committee Liaison, Jim Bohannon made the motion to accept Larry Scroggins, Sr. as a member to the committee, seconded by Johnnie Vance. Motion carried.

The Security Liaison, Johnnie Vance made the motion to accept Gary Foster as a member to the committee, seconded by Wendell Geurkink. Motion carried.

The Streets Liaison, Andy Eder made the motion to accept Larry W. Scroggins, Sr. as a member to the committee, seconded by Sharon Cline. Motion carried.

The Clubhouse Liaison, Virginia Miller reported they had an application to the committee, but they did not have a quorum and could not vote until the next meeting.

INTRODUCTION OF GUEST SPEAKERS:

David Maynard, manager, introduced Brian and Holly Hempstead who are requesting to start up of Teen Getaway assisted by the Recreation committee. Their objective is to raise money for the playground equipment fund by having various activities for the teens of the community, such as 'Lock-ins', Dances, Car Washes, and other. The group will consist of teens grades seven through twelve. The first planning meeting will be here in the Clubhouse on Monday, August 6<sup>th</sup> at 9:30 am. Strict rules have already been established. Everyone appreciates their efforts

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Steve Biggerstaff from Cinergy/MetroNet came to briefly explain the workings of their service. Each of the committees have recommended back to the Board that appropriate agreements be in place for the Board to sign and that the proposed access agreement be granted for high quality cable TV, high speed internet, and high quality telephone service in conjunction with a letter of provisions and commitments to the community for CSL Community Association, Inc. services and for donations to the playground fund. Dave said he needs a signed letter (3 copies) to the Board in a binding obligation form. The Board will review and wait for the Attorney's review.

Michelle Evans, of EMS did not attend because of a problem in the southern part of the county from the storm that went through.

Our policy in the community is to forbid any solicitation of any kind. However, because of the lowering of the lake, we will need to restock the lake when it returns to normal level. The fish will not be delivered until sometime in September at the earliest. Volunteers will scatter the fish down through the middle of the lake. Harlan Payton, lot 1378, asked permission from the Board to start a collection for stocking the big lake. He plans to work at the 'T' and also have a jug in the Clubhouse and the Bait House. Clifton Ross made the motion to allow for a short time between now and Labor Day for the collection for fish to restock the lake, seconded by Andy Eder. Motion carried.

#### MANAGER'S REPORT:

Our manager, David Maynard, has posted some great pictures on the wall in the Clubhouse of the progress of the work on the leaks in the lake. The leaks were found on June 20<sup>th</sup> in a cove (known as Last Chance Cove) away from the Dam. Instead of one leak, they found five places of seepage and they have been plugged with approximately 21 yards of very stiff concrete (approx. \$10,000. for concrete and labor) The Moores allowed the group to cross over their property as well as the Schnieders. On Monday, 8 bag grout mix concrete was used to seal the leaks and then the area was covered with clay. The large dead tree in the cove was left there for a fish habitat. Rick Hardwick will be replacing the newly planted trees and doing the lawn repair in the area. Every winter when the lake is down, the lake should be checked for leaks. Jennings County has a limestone structure geology in which there has been a tremendous amount of erosion during the past thousands of years and the water seeps through the cracks and holes and forms caves. At some point in the future, we may have to deal with a similar situation.

Dave promised some fun tonight. Questions of when the lake is going to fill back up. At five minutes before 4:00 pm the office staff was discussing the need of rain. He asked everyone to stand up for the fun and he did a rain dance. WHAT AN INTERESTING SIGHT. Everyone enjoyed that tremendously!!!

The piled up rocks have been cleaned out at the Low Water Bridge and some rip-rap was placed. Other debris was cleared by residents and that was very much appreciated.

Culverts have been purchased. Stearns quoted theirs at 15% below retail cost. Ace Hardware quoted approximately 10% above wholesale which is quite a lot less. The bill at Stearns would have been approximately \$28,000.00. The ones needed to replace the ones under the road, either damaged or too small were just under \$15,000.00, so it was a substantial savings. Dave repeated what he said before and it is on the web site. Culvert prices for a 12" culvert our residents will pay exactly what CSL paid for driveway culverts, at total of \$143.10 including tax. That is what you pay if you buy it from CSL. If you live on a steep hill and your culvert is too small, and it is washing out your driveway because there is too much water washing down, an 18 inch culvert is \$203.00 for the culvert, plus \$12.18 tax, instead of \$ 325.00 for it. This is a total of \$215.18. If you need to purchase a culvert, the cost of the culvert must be paid up front in full, or if you are in a position where it is a difficulty for you, but not severe, it is 25% paid up front with the balance on your account, or if you have a hardship situation, we will put the entire amount on your account. However, anything that goes on the account is subject to a payment agreement. You have one year to pay it off and it will be treated just as dues or anything else. There are several ways to address the issue. It is better to pay it up front if you can afford it. What you get if you buy the culvert through us in this manner, is that the culvert will be installed free, as long as you let us know before we do the work on your street. We will be doing red door tags that have a number of items on them advising you of what is needed to be done. You pay for a new culvert if needed and we will install it at no cost. Fill out the form and turn it into the office and pay for your culvert. Jody Shelton will be cutting the ends or jacking the culvert ends with a 'Porta Power'.

We opened the bids on the streets at executive session on July 3<sup>rd</sup> because we needed to get the work started. O'Mara bid on all four contracts and will be starting the work shortly. The gates will be open during the street work. Pot holes are to be filled before chip seal is put down. Most streets will need a double chip seal. The intent is that the pot holes will be filled within 30 days. They will be doing drag patching also. The paving crew will start in August. The work on the lake seepage has delayed the road work. Dave negotiated bids on the culverts and other repairs. On that basis the Board awarded all four contracts to O'Mara. Frontage culverts are not allowed because they cause damage to the roads. The restriction will be in the new Streets packet.

THE SUMMER REPORT: The three outer lakes have been treated with copper sulfate, with no restrictions. The maintenance crew has been busy repairing the Pavilion. They have done a lot of painting along with a whole array of projects. New street lights have been installed at the Bus Stop areas at the Swimming Pool and the Marina. Additional street lights are being considered for other Bus Stops at Greenbriar and Briarwood Lake. We finally have our road equipment back from repairs and we will be returning to the ditching projects. Once those are done, we will begin paving and chip seal. We cannot do every road this year, but we are working hard to get every road in better condition than what most of you have seen for many years. The Gate Ballots are going in the mail next week. You will finally have the opportunity for a meaningful vote on opening the gates.

The Queensville gate will be a problem for sometime – as far as opening that gate. The JNRU and Foxmore gates can be open if the vote is to open the gates. There are still some issues with the Queensville gate that are popping up that may delay that one. You will have your chance to vote if you remember to do so. The ballots can be mailed in or dropped in the drop box at the front gate.

Dave stated we have worked very hard to do what so many of you have asked. Now it is your turn. We need you to pay your dues. No more reasons why you shouldn't have to pay them. We have far exceeded in this period of time anything that has ever been done in a similar period of time in this community. However, if you don't pay your dues now, all the things that are left to do will not be possible. A letter is going with the statements to everyone that has not paid.

There are collection cases that will be ready for court very soon. Almost everybody has had their contacts completed that are required prior to filing. We have two people we have to reach yet and if we can't reach them this week, we will go to the next two on the list, so we can get moving with the court cases. It is unfortunate to have to do this, but the time has come. We have tried to work with the people. The ones that are headed for court first are the ones that flagrantly refused to pay, so we are going to let the Judge settle the issue. If they haven't cleaned up their place, and we can't get a court order any other way, the first part will be to get a judgment. The second part is to request a court order be issued immediately to force them to clean up their mess.

If some of you listen to your scanners between 8 and 9 in the morning, periodically you will hear me on the radio. "I'm on such and such a street, there are three junk cars not licensed, a junk truck down the street a couple of houses further, have these been ticketed, are these ready to go to court, we need to deal with it. There is a truck further down the street that I've seen floating around before and full of the same garbage that has been in it for a year. Yes, I know who it belongs to and, he is no different from anybody else. Give him his 10 day notice and I don't care where he puts it as long as it is out of CSL. Tow it if necessary. "Get it out of here! It is time!!! "

Earl Lamb asked about the sediment in the inlet behind his place. Dave told him that unless we can build a breakwater later on, there isn't a prayer of chance that it won't come back after it is cleaned out. (All of the discussion could not be heard)

Jean Meador stated she resented the statement of being called 'wanta-bees'. We are not wanta-a-bees anymore, but we want to work together as a community as a whole. Dave said the changes are coming. Dave stated we have come a long way in the past year. We were a very badly divided community. Neighbors wouldn't talk to neighbors, and in some cases people in the same household would not talk to each other. We have reached a point where we have started to work together. The only thing Dave asked of the community is to please forget the differences for awhile. We are coming into a period where everybody is going to be discomforted for awhile by the road work and repairs.

You are going to be a little put out with the road work. The road work will interfere with your daily plans. Everything will seem like it's a mess, but you can look at it one of two ways. (Yes, it's an awful mess, its horrible, I can't stand it, why do I live here!) or you can look at as the glass half full..."Oh, my God... We are finally doing what we've been wanting for all these years. It is finally getting done! Boy, I can put up with it for a little inconvenience for a few weeks to finally have decent roads, have our lake full again with fish in it and be able to do a few things we've been wanting to do. When the pavilion is finished, those of you that live in that area are going to be pleasantly surprised. It already looks a hundred times better than it has in years and it has a long way to go yet. Our guard rails are being painted, the gates cleaned up and painted, there are new stop signs going up as well as new street signs and the list goes on and on. Look at the good side!.

The signature authority papers for the Bank are not here tonight. Andy Eder's work schedule is such that he cannot be available to sign checks. Consequently he has relinquished that authority. The Board has selected Sharon Cline in his place. Buck Ross, Johnnie Vance, Wendell Geurkink are the rest of the four, with any two of those required to sign checks. The secretary, Virginia Miller and the president, Ralph Sadler must sign the authorization. Brad made the motion to accept the change, seconded by Clifton Ross. Motion carried.

The final typed up packets for four of the committees for the changes for the year were returned this week to the office and out to the committee chairpersons to do their final review and then return to the Board liaison for the meeting tonight. There are one or more additions to the Architecture packet. Dave asked if the Frontage ruling got in the packets. The response was Yes. Brad stated any culverts in the 15' frontage areas belong to the Association. The base under the road cannot drain properly if it is filled in. We are trying to work with the property owners where there is a violation.

Best Way is the single greatest problem on our roads with the use of multi-axle trucks. They far exceed the weight limit for our roads. Last Wednesday they did over \$10,000.00 new damage to our roads in one day. Dave asked Jeff Fish to renew the lease for the site for a compactor station on CR 300. JNRU did not have a quorum, so they could not vote at their meeting. There is a tentative agreement to take over the road that goes through JNRU out to CR 300 and pave it to make it a decent road to go to the compactor station if they grant the lease and the gates are open. If the gates are not open, we have to work out something else to make it possible to get to the compactor station. The intent is to get the very heavy Bestway trucks off our roads. Every other truck that comes through these gates in a year does not do the damage these garbage trucks do in one month. How the compactor station will be operated and maintained has not been determined at this point.

Anybody that can get tires out of the lake, bring them to the maintenance area and we will dispose of them.

RECREATION: Sharon Cline, liaison, reported the first Annual Festival was a huge success. A thank you list of all the donors has been taken to the newspaper. \$2,855.43 was raised during the Festival for CSL Playground equipment. A Dedicated account has been set up at Main Source Bank for the Playground equipment. Betty Hutt gave Sharon some pictures of the Festival. The president of the Garden Club, Mae Spicer, stated the club donated \$500.00 toward the Playground equipment and she challenged Brad Rupel and all other large property owners to donate.

The Horseshoe tournament will be Saturday, July 28<sup>th</sup>, starting at 11:00 am. Early registration for the Tournament would be very helpful. There will be singles tournament and doubles tournament. The fee is \$5.00 per person per event. All registration fees will be returned as cash prizes. The committee will sell hot dogs and cold drinks with the proceeds going to the children's playground fund. Sharon had registration forms for anyone to sign up. She also coerced Buck (Clifton Ross) to be a referee. The office is handling the registration forms during normal business hours. This should be a lot of fun and we hope there will be a lot of players. If you don't play, come out and watch.

Earlier in the meeting we introduced Brian and Holly Hempstead. After the Festival they approached the Recreation committee saying they were truly inspired by what they saw and wanted to do something. The Recreation committee is going to do everything we can to help them set up their group and make some plans and they will supervise their activities. They will have their first organizational meeting and planning meeting on Monday, August 6<sup>th</sup> at 9:30. If you know of any teenagers that might be interested, please encourage them to come. The group will be for kids from grades 7-12.

Sharon commented on what Ron Pershing said about parking on Wildwood Dam. The Dam does need repairs and parking on the Dam isn't helping the Dam. She hopes the new boat ramp helps eliminate some of the parking on the Dam. A sign directing the use of the Boat Ramp would be helpful.

Dave stated that he needs the vote by the Board for signatures of Sharon and Holly Hempstead for the checking account that will be opened for the 'Teen Getaway'. Brad Rupel donated \$100.00 for the start up account. Sharon made the motion to allow the checking account, seconded by Jim Bohannon. Motion carried.

RECREATION: Brad Rupel, liaison, reported the financial statements are current and are on the web site to review. At the end of June, we had approximately \$72,500.00 cash in bank. We still have over \$1,108,349.00 receivables due, so we still have a lot of past due receivables to collect. At the end of June, we had drawn \$75,000.00 on our dedicated assessment fund. As of June 10<sup>th</sup>, we had approximately \$30,000.00 in payables, \$37,996.00 in the Redevelopment Fund. Our June dues collected were \$70,067.83; June sales were \$1,451.14; July dues collected was \$6,101.49; July sales were \$4,633.33; Interestingly enough, of our 2007 dues through the end of June we have collected \$598,415.43. That is approximately 60.9% of our total years dues.

That is a pretty good number at this point. Our Dedicated Assessment through the end of June, we have collected \$66,383.00 which is almost 70% of the total dedicated assessment. People are paying their dues and the dedicated assessment.

Those that haven't paid are in the minority and becoming a smaller minority every day. Encourage people to pay. Those that think they are doing something the majority are doing, if you are not paying you are not with the majority. People are paying and supporting the community. Those that aren't paying are going to court and being sued. Everybody should pay their fair share.

We've also collected over \$65,000.00 of prior year dues through the end of June. As this pool goes down, we will concentrate more on collecting past due balances, so pay, don't be on the sue list. Pay your fair share!! Make a payment plan and pay!!

Brad stated he found this worn \$500.00 check he has been carrying around with him since July 3<sup>rd</sup> for the Playground Equipment. It wasn't a decision tonight and he doesn't think of it as a challenge, it is his contribution to the community. There was much clapping and gratitude to Brad for his contributions. Brad thinks the Teen Getaway is a great idea and he gave them \$100.00 to open the account for the group to start. If we can get the kids involved with the activities and start doing something, it should improve with parents involvement also.

LAKES: Clifton Ross, liaison, reported that we will seek bids for the drainage culvert on Wildwood Dam. Cliff thanked those that helped clear out the area at the low water bridge and challenged others to clean other areas near their shoreline. Every fisherman needs to be aware of the size limit for the fish to keep from our lakes. Andy Eder suggested more signs advising the sizes.

STREETS: Andy Eder, liaison, wanted to stress that we must have patience. There is a lot of work being done behind the scenes. He is still hearing a lot of complaints of nothing being done, but many things are being done and we will see results soon. We have come a long way. The community is coming together. The work is being prepared to start. The Board has worked hard together and Dave has definitely done a good job to get things going. He said if we have patience for the next 30 days you'll be surprised at the progress that starts. Once it starts, it will be continuous for the next two years. So please have some patience and we will get where we want to go! The committee needs to work with the Lakes committee for parking for those fishing.

MEMBERSHIP & ELECTION: Wendell Geurkink, liaison, reported there was no meeting this month.

ARCHITECTURE: Jim Bohannon, liaison, gave the inspector's report that can be seen on the web site.

The committee voted to insert into their packet Section 23 Swimming Pools: NO PORTABLE POOLS THREE FEET IN DEPTH OR OVER WILL BE ALLOWED WITHOUT A FIVE FOOT SECURED FENCE ENCLOSURE WITH A LOCKED GATE ENTRANCE. Jim made the motion to accept the insertion to their packet, seconded by Johnnie Vance. Motion carried.

SECURITY: Johnnie Vance, liaison, gave the security report that can be seen on the web site. Johnnie welcomed Gary Foster to the committee. He asked for those interested in getting something done to get on a committee and help.

CLUBHOUSE: Virginia Miller, liaison, stated the committee has one applicant to the committee that will be voted on at our next meeting. We should know the outcome of the restaurant by the end of the month. Virginia read an amusing story about “The Pastor’s Cat” that everyone seemed to enjoy.

JUDICIAL: Ralph Sadler, liaison, reported the panel will meet next Saturday. Ralph and his wife attended his granddaughter’s funeral in New York. The family chipped in and paid the funeral expenses. When they arrived back home there were checks in the mail from friends in the amount of \$300.00 . Since the funeral was paid for Ralph decided to give \$200.00 towards the Playground Equipment and \$100.00 towards the kids Recreation program therefore using it all for a good cause. Everyone was thankful for the contribution.

OLD BUSINESS: None  
NEW BUSINESS: None

There being no further business, President Sadler called for a motion to adjourn. Meeting adjourned.

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Ralph Sadler, president

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Date

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Virginia Miller, secretary