

CSL/CA BOARD MEETING
JUNE 19th, 2007

President Ralph Sadler opened the meeting with the Invocation at 6:00 P.M.

INVOCATION: THE LORD'S PRAYER

PLEDGE OF ALLEGIENCE TO THE FLAG

MEMBERS PRESENT: Ralph Sadler, president, Clifton Ross, vice president, Brad Rupel, treasurer, Johnnie Vance, Sharon Cline, Wendell Geurkink, Andy Eder, Jim Bohannon, Virginia Miller, secretary and our Manager Dave Maynard.

APPROVAL OF MINUTES: Andy Eder made the motion we approve the four sets of minutes at the special called Board Meeting on June 26th, because the members have not had a chance to read them, seconded by Jim Bohannon. Motion carried.

Ralph asked that Clifton Ross, vice president, chair that meeting because Ralph and wife will be on vacation in Salvages.

Ralph asked the reading of the new members to each committee.

RECREATION: Sharon Cline made the motion to accept both Ray Cline and Dorothy Barnett. Jim Bohannon made the motion to accept Dorothy Barnett, seconded by Wendell Geurkink. Motion carried. Motion was made by Wendell Geurkink to accept Ray Cline, seconded by Jim Bohannon. Motion carried.

STREETS & EASEMENTS: Jim Bohannon made the motion to accept Lyn Thomas to Streets & Easements, seconded by Johnnie Vance. Motion carried.

SECURITY: Johnnie Vance made the motion to accept Melissa Gross to the Security committee, seconded by Jim Bohannon. Motion carried.

ARCHITECTURE: Jim Bohannon made the motion to accept Lyn Thomas as a member to Architecture committee, seconded by Johnnie Vance. Motion carried.

MEMBERSHIP & ELECTION: Wendell Geurkink made the motion to accept Diane Ross as a new member to M & E. committee, seconded by Johnnie Vance. Motion carried.

INTRODUCTION OF GUEST SPEAKER by our CSL Manager, Dave Maynard

Dave gave each board member a copy of Cinergy/Metronet's letter of services offered. Mr. Steve Biggerstaff explained that the company is planning to install fiber-optic with enhanced telephone services and data speed for internet access in the North Vernon and CSL area in the summer of 2008. They would be over-building the existing utilities in the area. The cost for the first service is \$40., the second is \$30., the third is \$20. He explained that is \$90. for all three. They will contribute to CSL a one-time amount of \$10 per new household customer connected, to be earmarked for playground equipment for the residents of CSL.

Dave informed us that North Vernon desperately wants this service, but they can't get it without CSL. The committees will make recommendation back to the Board in July after reviewing the services. Dave is recommending a special executive Board meeting on Tuesday the 26th for a different purpose which could also include review of this item.

Dave and Phil Thomas checked the Dam on Monday morning and discovered seepage in the pool at the bottom of the Dam, and evidence of it down the side abutment of the Dam. They talked to a fisherman who fishes in the area daily noticed the bubbles a week earlier. Dave called Michelle Evans JCEM who contacted two other officials with IDNR Dams Inspection Division who came down, along with two people from IFEMA, and inspected with our people. Dave also called Bernie Hosberger and Dan Wright who did the inspection two years ago. Based on discussion with the group, we are on verbal order from George Crosby of IDNR to start a controlled drawdown on a daily basis until the bubbles diminish to a minimum. Dye tablets can be used at that point. Probable repair is by blowing or using powder bentonite to plug the seepage. It depends on what they find when they trace it down as to how they repair it. If we are fortunate, we could be looking at \$25,000 to \$30,000. If we are not so fortunate, we could be looking at a \$100,000 or more to repair the Dam. George Crosby was in agreement that this is the highest priority. We have \$130,000 set up in the redevelopment fund to work on the Dams. If necessary a part or all of that could be used for that purpose. We are not anticipating an emergency levy on the members. We do not see that as a need. It is highly improbable at this time. Is it impossible? No. The worst possible conditions, it could get much worse. What he has seen so far, he believes it could be in the \$25 - \$50,000 range. We won't know any better answers until next week, hopefully by Tuesday. The reason he mentioned an Executive Meeting followed by a Board Meeting is to address this issue. The engineers need time to figure out where the leak is and start the process of identifying what has to be done to fix it. The other part of this is how does it affect you? By July 4th the Marina will probably look like it did in December. If you have a boat in the water, it should be removed. It may be possible to store the boats in the Pavilion. This means both beaches will probably be dry out to the buoys. We have a very serious problem and there are no easy answers and no easy solutions.

We were scheduled to open the bids for the road work. Dave delayed them for one week, not to submit them until next week. Until he knows we can fiscally, responsibly proceed with that work, he isn't proposing to open the bids. If we do that and sign contracts that move us forward quickly on the road work, and then we find there is a much higher expense to fix this Dam, you won't like him much. That would force an emergency levy. Right now, we are in a position where we can adjust if necessary. The office will start notifying residents of the situation and to remove their boats. The lake committee members will assist the owners if they need help getting their boats out.

Michelle Evans informed us that there is no grant for the Dam. FEMA is not giving grants right now on dams. If it was used for drinking water, there is a small possibility that we would receive it. Jan Crider told her this morning that there is no way can get it. Michelle emphasized this is critical with this Dam. What we are doing, we have to do. What Dave has described to you as far as letting the lake down is the better side of things, because technically, DNR could come in here and say if you don't cooperate and do what has to be done, they could take out the Dam out and we would have nothing. We have been mandated to do daily inspections. It may not be as bad as what they are saying.

Dave said this is a Dam that requires maintenance. After twelve years, we are dealing with some serious maintenance. It could spring up again in the future. He doubts that the road is doing it. We had an earthquake three years ago or so. That could have caused an initial crack in the abutment; we have no way of knowing until it is researched by the engineers.

Michelle and Dave have a point of disagreement which she has mentioned so, Dave wanted to tell the other side of it. Dams are a problem. Dams also, when you have a major rain fall like in September 16th, even when you have the sluice gate open and water going over the Dam, mitigate the peak flow. They lessen the total damage, because the peak flow is slowed by the impoundment. The Dam was down quite a bit before that rain. Had that Dam not been there doing what it is doing, Hayden would have been severely damaged beyond what it was. In his experience, when he worked for an engineering firm inspecting dams, dealing with both this type of Dam and flood control dams, he had seen first hand the difference, with a Dam and vs without.

Michelle said she has to look at it as she understands CSL and she had a town with damage from the rain on September 16th that took a flooding and she has to make sure that it doesn't happen again. Dave's point was that if the Dam was not here, the amount of flow that came into our lake went out lower than it came in. We contained a huge amount of flow with our five foot dam. A difference of opinion.

Both Dave and Michelle are very much in agreement that we have to deal with the problem now. IDNR, Dam Inspection Division, and the State Emergency Management Office were very clear that this work must be done immediately. That is why he stated that he has delayed the bids for the road work for a week.

Dave said the lakes were treated today. Crestwood was treated with 'Reward' for algae with a seven day restriction for irrigation and no restriction on swimming or fishing. Briarwood was treated with 'Reward' for algae with no restrictions. Wildwood was treated with 'Reward' for the weeds with seven day restriction for irrigation and no restriction on swimming or fishing. Tanglewood was treated also with 'Reward' with seven day restriction for irrigation and no restrictions on fishing or swimming. No treatment was done on the big lake or Cardinal Lake.

Dave promised he would keep us informed about the trailer on Atkinson Circle. We were the 'Owner' who hired Ricky Forwall to clean up, dismantle and remove a trailer which subsequently caught fire and burned. CSL is the contractor. Ricky Forwall and Dave personally, not CSL, have been referred for enforcement action. If they file it in court, the wrong person was named, so CSL gets to sidestep. His understanding is that they are requesting \$10,000.00 fines against both parties.

The contract bids are (1) street paving, full width of Squire Blvd, entire length one mile, which is starting to come apart. Country Manor from Low Water Bridge to the far side of Wildwood Dam and from the duck island to the Big Dam and across the Big Dam. The road across the Dam will be ground down three inches and put back with two inches of heavy base paving. The reason it is coming apart is because all the paving on the Dam is surface paving, number nine stone was used with very little structural stability. Number eleven stone is twice as big as the nine with a 30,000 pound load bearing capacity.

The State says we cannot raise the level of the road over the Dam at all. Now that we know we won't be replacing the Dam, because there is no grant to do it, we will be doing the road right this time so it will last. These are very extensive bid requirements for our roads. Contract (2) is called drag patching. Around here it is called leveling, wedging or capping. Where there are extensive areas of pot holes, you clean and fill the pot holes properly and pave over the top with an inch or inch and one half of paving so the pot holes will not come back. Where Dave did this type work at Hidden Valley Lake, he has not seen any sign of them breaking back through. Unless he is ordered not to be on the roads when the paving is being done, he will be there.

The question was asked about Best Way destroying our roads. Dave did not attempt to stop Best Way last year, because we needed to know where the weak spots were. We have an amendment to their contract that was faxed to Dave from Best Way's office (signed by Jeff Gilliam and a Best Way representative) by a disgruntled employee specifically stating they will only bring single axle trucks into this community. The big packer trucks were not to be used. Until a couple of weeks ago, he was told it didn't exist. There are a few streets with surface paving over chip seal that did not have the underlying problem fixed first.

Dave said he has one opinion and other people have other opinions. He feels personally the amount of money being spent on these roads, especially this summer, we need to discontinue the Coast-to-Coast Campground area. The front half could have a compactor station, terminate our contract with Best Way, and allow only small contractor pick up - only with single axle trucks or pick up trucks.

We have identified approximately 21 culverts under our roads that are either broken out, collapsed or are so severely undersized that they are plugging the drainage and flooding people's homes and properties that have to be addressed. Obviously you don't fix the roads until you fix the culverts and the ditches. For those of you who get upset with him, he said he is trying to do the work on a priority basis, in terms of which streets are more used, but at the same time balancing against streets that are severely damaged and have been for years. Until the street has been properly finished, as far as ditching and culverts, and drag patching, he will not put it on the list for paving or chip seal. He promised at the annual meeting to do it right or not do it at all.

The bids that were to be opened and awarded tonight have been delayed one week for fiscal reasons to make sure we understand what we are dealing with on the leak in the Dam sufficiently to do it right..

For \$220.00 each for light poles, one at the Marina parking lot area and one in the center of the parking lot at the pool, unless the Board objects, he will sign the agreements for the lights. It is within the manager's discretion. Lights will help reduce some of the problems in both places. Board members agreed.

Comments made on this "What's Viewed, as a Political, Not In Favor Of Anybody, Anything"..... The Recreation committee has been working very hard to put together a plan to improve the recreation area for the kids. The equipment that is there is very old and in poor condition. It is high time we tried to do something. We do not have the financial ability to make it priority right now.

However, the Recreation committee has asked permission to go forward with a fund raising project to try to raise the money to build a nice, very solid and relatively vandalism proof children's play area. Dave ask that everyone, no matter what your political views are, who you favor or who you don't favor, this is something for the kids of this community. It is very badly needed. Please set aside everything else that you have for views on things and help them. They are looking to do something very, very good for this community.

RECREATION: Sharon Cline, liaison, reported that the first project the committee has planned is a combined Lakes and Recreation Committees July 4th festival on Saturday, June 30th and July 1st ending with fireworks on Sunday night. Much has been done to plan for this event with more to be done. A special meeting of the committees and volunteers is planned for this Saturday at the clubhouse. Flyers will be handed out at the gate. The reason for this Festival is a kick-off on the CSL Playground for Children Fund Raising. There have been many positive remarks from parents and grandparents. Saturday, July 7th a Horseshoe tournament is planned. All funds raised will be used for the Playground.

Ralph Sadler asked Dave what impact will the Dam problem have on the celebration. Dave stated the celebration will be what you make it. If you take it in a positive sense and deal with it, you will enjoy it. However, the boat rides and boat parade will be cancelled because of the lake being lowered.

FINANCE: Brad Rupel, liaison, reported that RSBK is supposed to be doing our Financial statements, however, they are not current. They are to be current by our next meeting. We are doing the accounting in-house. We do have our financial information as far as cash flow, etc. A revenue breakdown has been prepared. Our end of May income was \$574,806.84 for our current dues; \$41,497.00 of our 2006 outstanding dues collected: \$15,492.00 of 2005 dues collected, so a substantial amount of delinquent dues are being collected. As of the end of May, we collected \$28,339.00 of the \$25.00 Dedicated Assessment and other fines and late fees. As of today, we have approximately \$38,000.00 cash in bank, plus there is almost \$30,000.00 left in the Redevelopment Fund account. We will be drawing on that account as the work progresses and only as the work is done. Our May dues and assessments collected was \$52,467.36; May sales was \$2,122.61: We also received \$25,000.00 from the Insurance company as a reimbursement from funds that were misappropriated. In June, as of today, we collected \$59,400.08; June sales were \$725.00. Dave added that the \$574,806.84 is 58.6% of all the dues that were billed for the current year. We have to do one final contact with those persons owing 2006 dues before going to court. The first ten will be going in the next few weeks and there is a second and third group following.

LAKE: Clifton Ross, liaison, reported that Dave already gave the report on the lakes.

STREETS: Andy Eder, liaison, also reported that Dave covered most of his report. He talked to the members of the committee about what their part in this reconstruction project should be. The members need to start working through their liaison to the Board and back again.

MEMBERSHIP & ELECTION: Wendell Geurkink, liaison, reported two new applications for Associate Members. He made the motion to accept Mathew Campbell, lot 3002, and Wendell Billes, lot 3273, seconded by Jim Bohannon. Motion carried.

ARCHITECTURE: Jim Bohannon, liaison, discussed adding a paragraph concerning silt fence to the packet. He will report the exact wording at the next meeting. The motion was tabled until our next meeting. Jim gave the Inspector's Report that will be on our web site.

SECURITY: Johnnie Vance, liaison, reported the committee needs new members. We will be making a Standard Operating Procedures for the Guards. Johnnie gave the report that will be on our web site. There was much discussion between Dave Brinkman and Andy Eder regarding a ticket given to Donna Boyer. It will be discussed further in Judicial.

CLUBHOUSE: Virginia Miller, liaison, reported the committee needs new members that want to get involved. Some of our members will be assisting with the July 4th activities.

JUDICIAL: Ralph Sadler, liaison, gave two reports. The report for May 19th is as follows: Citations found guilty (16), Judgments withheld (0), Cases rescheduled (0), Fines paid (1), Cases dismissed (2), Warnings Issued (0) Total 19 citations; Fines issued \$1,280.00; Amount paid \$300.00 Report for June 16th, 2007; Citations found guilty(17), Judgments withheld (2), Rescheduled (2), Case dismissed (1), Warnings Issued (1) Total citations issued 21. Total fines issued \$1,285.00; Total collected \$75.00

Ralph Sadler, liaison, reported on the Judicial meeting and his statements made at the Judicial meeting. He asked those people why they drove past the security guard without stopping. They point blank replied that they did not respect the security guards nor the CSL rules and regulations of the Community. The reason why they did not have the stickers on their cars, even though they had paid their dues, was because they did not respect the authorities. Ralph then told them that anyone that lives in a community regardless of what the situation is should respect the laws and regulations of that community. If he is in Jennings County and CSL, he respects those laws and regulations of that community. It is the right of every citizen to defy or defend those laws, but we make laws in this country all over every city, county and state. Regardless of what your situation is or what you have done, or what you feel retaliation against you is, you do not flagrantly drive past the security guard when you have been stopping for years for the security guards.

There was more discussion started and continued on by a member of the audience with an unmerited accusation against our manager causing the president to call for an adjournment of this meeting.

Ralph Sadler, President

Date

Virginia Miller, Secretary