

## Lake Latonka Property Owner's Association Board Update January 2019

Since our last update on September 28, 2018, the Association has made progress in a number of areas. The Board normally meets twice per month and we thank the many Members who attend the Meetings. We are providing a brief summary of these meetings here; more detailed official minutes are available on the website. As elected officials, we balance the input and needs of 650 Members. The Board has the responsibility for the maintenance and management of the Lake Latonka Subdivision including determining fees and dues, and establishing regulations as authorized by the By-Laws. The primary functions are maintenance of the lake, 16 miles of roads, buildings, and other LLPOA property, and safety and security of the community.

### **New Board Members**

The Meet the Candidates Night was well attended and three new Board Members were elected. Thanks to the Members who voted, the candidates who were willing to serve, the nominating committee and other election volunteers. Glenn Graeves completed 6 years of outstanding service including 5 years as Treasurer. Ken Komoroski resigned at the end of December. Ken's environmental law experience was invaluable as we applied for approvals for dredging and other projects. Dick Harper decided not to run for President after doing that time-consuming and challenging role for 4 out of the last 6 years. We thank all 3 of them for their commitment and service to LLPOA. At the annual Board Reorganization Meeting held Friday, January 4<sup>th</sup>, the following officer positions were voted in: Tom Rizzo as President, Denis Meinert as Vice President, Jim Hart as Treasurer, and Graig Filer as Secretary. On January 28<sup>th</sup> we appointed John Chamberlain to fill Ken's remaining term. John has extensive infrastructure experience and we look forward to working with him.

### **2019 Budget and 2018 Financial Results**

In 2018 overall LLPOA Revenue is expected to be more than the budgeted amount due to the recovery of some bad debt, more Initiation Fees due to a greater volume of home sales than expected, and other factors. Dues were increased by \$75 per year to \$1,800 (\$1,710 after discount) for 2019. Fees for ATVs were also increased.

Late in 2018, we decided to spend more on additional dredging due to the availability of the equipment and no set up costs because it was already in place. That was done late in 2018 and early in 2019. Overall, we expect other expenses to be within 2018 budget amounts when we finalize the numbers. We plan to share a detailed review of the budget/reserves in the next few months once the audit is completed. Reserves are money set aside each year for long-term capital costs such as lake dredging, road replacement, equipment, etc. LLPOA did not start setting aside reserves in a regular systematic way for future capital needs until 2008. Since then we have made good progress and we plan to have fully funded reserves in six years. Having appropriate reserves not only is the proper way to run a community like this, but more and more mortgage holders, insurance companies, and state regulators are demanding it. Copies of the budget are available in the office.

### **Lake Dredging Project Completion & Roadwork**

The lake is continuously filling in with sediment washed in through rain and the streams, and silt (decayed vegetation) build up on the bottom of the Lake. It is critical that we remove this material or the Lake will become too shallow to boat on in certain areas, and eventually the Lake could fill in. The dredging project was completed in January. Due to good weather in December and early January we were able to remove additional material at a reduced cost because the equipment was still in the water. This project was initiated over four years ago. Engineering, regulatory approvals, construction of the holding ponds, and other preparation was required before hydraulic dredging started. The overall project cost was ~\$1,400,000 that came from money put in reserves over the last several years. Nearly 3,000,000 cubic feet of material was removed from the lake and up to three feet of sediment and silt were removed from some areas. This is the second time an undertaking like this has been completed

and we expect to need to do similar major projects more than 10 years from now. We thank Board Member Tom Rizzo for spending a lot of time and effort monitoring this project. We also contracted repaving of parts of 10 different roads in November. There were problems with some of the work primarily because the work was done too late in the season. The contractor will fix the problems in the Spring. We will also fix our process to try to avoid similar problems in the future.

### **Legal & Security Matters**

As a result of the R-3 and other issues some Members hired attorneys to review LLPOA Construction Compliance regulations. After a thorough review, the Member's and the LLPOA attorneys agreed that our regulations were generally in conformance with the law. This issue should be behind us and the Board plans to move forward and work to improve the clarity and application of our regulations. We also decided to consolidate our legal work with the firm Babst Calland instead of the three firms we have used in the past. This should provide good service and provide some cost efficiencies. We will be working with Babst Calland and Jackson Township to enforce our regulations to address the issues at the "Barn House" at 430 Tomahawk Trail. Through the leadership of Graig Filer we released a Family Emergency Planning Guide which is available on the website and in the office. We also recently used the reserves to replace a security vehicle that had over 200,000 miles on it.

### **2019 Plans**

The Board spent significant time talking about our plans for this year. We have discussed involving more of the many talented Members to help the Board as part of Committees with well defined responsibilities. We will have a Committee focused on the health of the Lake because the Lake is critical to our community. We have had a number of Members share concerns about the Lake and we know that keeping the lake healthy can be very challenging. We also had a presentation at a meeting in November by Aqua Doc, which is one of our lake advisors. We are considering engaging another expert to help us develop the proper plan to follow. We have started an initiative to improve Member communication, which this update is a part of. We are also excited to work with and support the staff in finding ways to streamline processes to more effectively and efficiently serve Members. This includes a plan to implement a Community Association software system. A committee continues to analyze and review a wide range of options for our community center. We will provide updates on all of these matters and you will be provided opportunities for input.

Thanks for the role so many of you play in making and keeping Lake Latonka awesome. This is a rare community where people do so much to help. There are so many examples of this often enumerated in the Latonka News by the many clubs including the Fish Club, Garden Club, Latonka Players, Social Club, Women's Club, etc. Please provide suggestions or feedback to us at meetings or when you see us at the Lake!

Chuck Becker, John Chamberlain, Graig Filer, Dick Harper, Jim Hart,  
Denis Meinert, Tom Rizzo, Justin Safran, and Michael Turton

LLPOA Board of Directors January 31, 2019