

LAKENGREN PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF TRUSTEES - Regular Open Session
October 24, 2020

Meeting was called to order at 9:03 am at the Lodge. The Pledge of Allegiance and Moment of Meditation followed. Present: President Susan Wulff, Secretary Carol Prudden, Treasurer Bevin Borchers, Asst. Treasurer Jeff Lane, Scott Calbeck, Leann Frazier, Jim Noll, and Jeff VanAusdal. Also present were Community Manager Joe Overton and Office Manager Tammy Moore. Vice-President Jeff Lane was absent.

20-10-083 Scott Calbeck made the motion to suspend the in-person attendance requirements due to the pandemic to allow members attending the 2020 Annual Meeting virtually on the LPOA Board's Live Stream on Facebook to be counted to meet the quorum requirement. Carol Prudden seconded. Motion approved.

21 members in good standing attended meeting in-person and 32 members in good standing attended the meeting virtually meeting the quorum requirement.

ANNUAL REPORT OF THE BOARD OF TRUSTEES: President Susan Wulff explained that the purpose of the annual meeting is to summarize important things that have impacted the community during the past year. She began by stating that enforcement of the rules and regulations that were reportedly ignored in the past and a lack of support felt by security when citations were issued and overturned by the Judiciary Committee and/or the Board was a priority and was addressed by this Board. She further explained that the current Security Chief enforces the rules, is supported by the General Manager and that the Judiciary Committee and Board is consistent with decisions when citations/fines are appealed. As a result, she reported that there are fewer violations and that the community understands that the rules should be followed. She thanked the Judiciary Committee for their role and mentioned the positive impact the resurrection of several standing committees has had on the community as many committees had not met for several years. She thanked those that agreed to chair and serve on these committees and included the Dams Committee Chaired by Jim Noll, the Road Committee Chaired by Bill Wohlford, and the LWM Committee Chaired by Bob "Weedle" Worley. Other committees with new Chairman's included the Policy Review Chaired by Bob VonDereau and the Elections Committee Chaired by KB VonDereau. Committees that continue to be productive included the Building Committee Chaired by Barry Walls, the Financial Planning Committee Chaired by Joe Flesch, and the Judiciary Committee Chaired by Pete Maffey. She thanked all the Committee Chairs and members for their hard work and dedication. A final positive attribute to the community noted was Spectrum services made available to the community, although first met with skepticism, now seems to be a benefit to a majority of the community both by members that use Spectrum services and financially for the Association. She thanked all the LPOA Board members for all their hard work during the past year for the progress achieved to date and challenged all those to be elected to the Board to be ready to work hard to do the same.

SHERIFF'S REPORT

LPOA General Manager Joe Overton reported on behalf of Preble County Sheriff Deputy Kevin Caplinger. He apologized for his absence from the Board meetings and explained that it was a result of COVID restrictions from our office. He gave a comparison of the reports spanning several years. He reported that in 2018 from January – September there were 219 complaints, in 2019 for the same time-period there were 197 complaints and in 2020 there were 339 complaints. The increase in complaints/calls recorded were due to traffic law enforcement and traffic details. Residential burglaries, theft and property damage complaints are among the

SHERIFF'S REPORT CONTINUED: major concerns for Lakengren residents. In 2018 there were no reported residential burglaries, in 2019 there were three reported burglaries that resulted in two arrests and involved family members or persons known to the property owner, and there has only been one residential burglary of items from an attached garage reported in 2020 and charges are pending. There were 6 theft complaints in 2018 and in 2019. There have been 25 theft complaints reported in 2020 with twenty of those involving items stolen from unlocked vehicles in two separate incidents. Arrests were made in both cases. Property damage complaints received during the three-year January – September time-period comparison included 5 in 2018, 12 in 2019 and 22 complaints received in 2020. He ended by thanking the community for their continued support of the Gasper Township Police District and expressed his belief that having this district has a direct effect on the low crime rate and makes Lakengren one of the safest places to live in Preble County.

STANDING COMMITTEES

FINANCIAL PLANNING COMMITTEE...Chairman Joe Flesch introduced himself as the Chairman and noted that he has been a resident of Lakengren for five years. He thanked all the past and current members of the committee for their efforts in the financial analysis completed during the year. A substantial amount of time was spent analyzing the Spectrum proposal. The Committee feels it is a good deal for the Association and the individual members. The Committee's focus is now shifting to the Capital Projects Master Plan also known as the Capital Reserve Plan. The current plan is to have a funding proposal to the Board by the end of the calendar year with a vote to follow sometime next year. A special thanks was given to Paul Ellison for his leadership of the Finance Committee where he continues to be a valuable member after resigning as Chairman, a position he has held since 2011. He also thanked former members Dave Fourman and Alex Larsen for their contributions while serving on the committee.

POLICY REVIEW COMMITTEE...Chairman Bob VonDereau recognized and thanked the "outstanding" members of the Policy Review Committee for the time and effort this committee requires. The members of the Policy Review Committee are Leann Frazier, Carol Prudden, John Bowers and Paul Ellison. He explained the primary focus of the committee over the past year was to review the policies in place and update them so that they are written with the best interest of the whole community in mind. He further stated that it is a tireless and never-ending job and offered the following words to explain the process in his experience: revise, create, edit, amend, and repeat. Policies created or updated by the committee during the year included policies regarding drones, camera security, parking of golf carts/vehicles on green spaces, wake board etiquette, flags and banners, pool rules, the Election Committee Charter and the Spectrum/LVIM collection policy. He ended his report by thanking everyone for their support.

ROAD COMMITTEE...President Susan Wulff reported on behalf of Chairman Bill Wohlford. Under Bill Wohlford's supervision, the committee created a detailed list of guidelines to evaluate the roads. Every road within the community has been reviewed by members of the committee. She explained that the data would be very beneficial in providing information and guidance of where to begin the next road project once the fun is generated. She again thanked the committee for their efforts and noted that the next steps of the Board are to investigate funding options.

DAMS COMMITTEE...Chairman Jim Noll explained his interest, experience, and background as a Civil Engineer with regards to chairing the Dams Committee. He commended the efforts of the committee for their diligence over the past year in meeting with LPOA Management and Maintenance staff to assess needs that would be feasible, sound, stable, and still economically viable for the community and meet ODNR's recommendations. The committee met with two separate engineering firm representatives regarding issues with the spillway, the

DAMS COMMITTEE CONTINUED...dam outlet pipes, and issues raised by ODNR during our last inspection. The committee also had a phone conference with the ODNR to further clarify the issues, concerns, and a timeline for addressing these items. A viable plan has been made to draw down the lake to winter pool in the Fall of 2020 by installing a siphon system on the spillway. The progress and weather will be monitored closely to maintain the lake at winter pool. He reminded everyone that there are regulations set by the ODNR on how low the lake may be lowered and the rate at which the lowering can be done to protect the stability of the dam. This process will also give us valuable information when creating a permanent plan to either rehab, replace or remove from service the current outlet pipe going through the dam. The committee will continue to meet with the engineering firm and the ODNR to address any other concerns. He also added that while the lake is lowered, that minor cracks/leaks in the spillway will be repaired. He stated it has been a busy year in 2020 and he anticipates that 2021 will be equally busy as the Dams Committee works to come up with a viable solution for lake lowering and plug that information into the Reserve Plan.

BUILDING COMMITTEE...LPOA General Manager Joe Overton reported on behalf of Building Committee Chairman Barry Walls. He reported that the committee has been very active during the past year with 152 permit applications received to date. Currently the committee typically meets on Tuesdays as needed when permit applications are submitted. There has been an 11% increase in permit applications from 2019. Mr. Overton expressed his appreciation for Barry Wall's for chairing the committee, the new members that joined the committee this year and the entire committee's efforts and stated that he is looking forward to a successful year in 2021.

JUDICIARY COMMITTEE...Chairman Pete Maffey introduced himself as the chairman of the committee and thanked the members of his committee. He explained the two main roles of the committee. The main role is to provide an appeals process for members receiving citation/fines. During the process, the committee will listen to the member's dispute and review the rule or policy violated and then determine whether the citation/fine is justified. The committee also makes recommendations regarding language of rules, policies, and signs as a result of information gathered during the appeal hearings to increase clarity for the community members as the primary objective is to not issue any citations/fines. He also thanked the office staff for providing the information required to make an informative decision on appeal requests and stated that the committee's goal is to continue to be consistent and fair.

ELECTION COMMITTEE...Chairman KB VonDereau introduced herself as the current chairman of the committee and thanked all the volunteer committee members, Abby Helsinger, Curt Luther, Lisa Luther, Chrissy Bahnweg, Mandy Tintsman, Andy Hayden, Kris Dues, Jerry Helsinger, and new member Maria Renner that will be requested for Board approval later today. During the past year the committee made recommendations to revise the Committee Charter and is currently with the Policy Review Committee to present to the Board for final approval, In-Person Voting became an option in addition to voting by absentee ballot and with the pandemic required a lot of planning and preparation to make the election and all future elections easily accessible and safe for the community.

LWM Committee...LPOA General Manager Joe Overton reported on behalf of Chairman Robert "Weedle" Worley. He explained the committee had been dormant and began meeting again during the summer of 2020 and currently meets the third Wednesday of each month. The 2020 objectives were as follows: to review the LWM operation budget, provide recommendations regarding the purchase of a new trash truck and review and advise the Board of Trustees on the recycle program for the Association. Municipal from Louisville, Kentucky and Best Equipment out of Dayton, Ohio are two companies that have been contacted to bid on a new trash truck. In the coming months, the committee anticipates reviewing the needs of LWM as identified in the Reserve Plan and the operations of the yard waste disposal area and recommending potential

LWM Committee Continued...improvements while meeting the service needs of the LPOA. He thanked the committee members for their hard work, dedication and time and the committee looks forward to a successful 2021.

LPOA BOARD MEMBERS AND CANDIDATES

Continuing Board members Bevin Borchers (2 yrs.), Scott Calbeck (2 yrs.), Jeff Lane (2 yrs.), Jeff VanAusdal (1 yr.) and Susan Wulff (1 yr.) were announced.

Retiring Board members Leann Frazier, Jim Noll, and Carol Prudden were recognized.

Board of Trustee candidates were introduced and given an opportunity to speak to the members. Candidates that addressed the members were Jim Noll, Leann Frazier, Laura Klejnot, Cole French, Tim Williams, and Ryan Brooks.

The floor was then opened for any other nominations.

Pete Maffey nominated Randy Prudden and he accepted the nomination.

20-10-084 Paul Ellison made the motion to approve the 2020 Annual Meeting Agenda. Laura Klejnot seconded. Motion approved.

20-10-085 Bob VonDereau made the motion to approve the 2018 Annual Meeting Minutes. Randy Prudden seconded. Motion approved.

ITEM FOR DISCUSSION

LPOA Board President explained in detail the proposed addition of Article XV – Deed Restrictions to the Code of Regulations to incorporate expired Deed Restrictions #1, #4, #5, #7 & #9. She further explained that Article XV will be added to the ballot to be voted on at the upcoming election on November 8th and that the Board believes that this is necessary to keep the integrity of the Lakengren Community.

20-10-086 Randy Prudden made the motion to adjourn. Laura Klejnot seconded. Motion approved. Meeting adjourned at 10:04 a.m.