

# **MARCH 2014 FYI LETTER**

## **2013/2014 BOD Highlights**

Developed a Budget and Spending Forecast Spreadsheet to better manage costs and expenses.

Established a Lake Improvement Committee that believes that LEOA's key value driver is the Lake. The committee's focus is to promote, protect, preserve, improve the Lake. Enhance property value, improve fishing, and ensure future access to a quality way of life. Established a boat decal program to be able to identify authorized boats on the lake.

Applied (1) ton per acre of lime to lake in December 2013 to raise alkalinity levels & buffer pH swings that will create an environment that enhances the spawning process and fry survival. Higher alkalinity will result in reduced fertilizer costs in the future.

Established a Finance Committee which will include a CPA to provide expertise and guidance to ensure LEOA's finances are handled properly.

Established a Good Samaritan Fund to help LEOA members during times of need.

Established a FYI (For Your Information Letter)

Established the LEOA Security Committee

Established policy for bulletin board at mailbox area.

Amended Lake Rules and ARC rules.

Reached agreement with VFD concerning payment for use of meeting hall.

Established a BOD Website to share information and provide a means for members to send questions/comments/recommendations straight to the BOD members.

Completed a Title project that researched and corrected deeds that were not made out to a legal entity. LEOA now owns title to the Dam, Spillway, Dumpster areas, Boat ramps and Roads.

Attended a consultant-facilitated workshop to help us better understand our duties and responsibilities to LEOA.

Replaced the mechanical Aerators in the sewage lagoon with more efficient pneumatic aerators .

Replaced Main Access Gate System in December 2013.

Spread Limestone rocks in dumpster areas.

Repaired Road and replaced culvert at Mckee's.

Coordinated & conducted a meeting with State Game Wardens and the Jasper County Sheriff's department to better understand how they can support us when we need them.

Performed property inspections and notified owners on approximately 50% of the lots to get violations addressed.

Set up office for Lake Manager, BOD, ARC, & Safety Committee.

Developed Job Descriptions and held discussions with LEOA employees to clarify expectations.

Sought volunteer(s) to serve on Jasper County Water Board. Ronny Walters volunteered to serve.

Built storage room inside maintenance barn to Christmas

Installed LEOA lighted office sign in front of LEOA office.

## Ongoing/Future Projects

Set up Files in Lake Manager's Office for BOD, Lake Manager, ARC, & Security Committee.

Develop Policies and Procedures to provide clarity and avoid confusion: (examples) Gate Access Card Policy, Monetary Authority Guidelines, Bid Process. etc.

Review Lake Rules and separate policies & procedures from rules.

Develop a Mission/Vision Statement for the LEOA BOD.

Evaluate what it will take to be classified a Non-Profit corporation as required by the By Laws. (Article I, Section 1)

Get estimates and evaluate paving dirt roads incrementally over several years.

Evaluate Back-up power for main entrance gates and other emergency needs.

Develop contingency procedures where needed. What do we do if ???

Work with Lake Improvement Committee to develop a DIY plan to apply fertilizer and save \$\$\$.

Solicit ideas from LEOA members to find ways to reduce expenses across the board : (examples) Use a Golf cart or UTV to read water meters to reduce manpower & fuel costs, read meters every two months.

Upgrade to a more efficient computer software in LEAO office to better manage Lake business.

Evaluate spillway upgrade that will better handle flooding situations to protect homeowners.

Appoint an LEOA Advisory Committee of property owners to meet with the BOD and offer advice.

Install a mesh guard to keep limbs and debris from fouling lake level control gates.

Coordinate and conduct a consultant facilitated workshop for the new board.

Sell F350 Flatbed and buy a more practical work truck for maintenance employees.

Investigate cost saving options for garbage collection and disposal.

Purchase Z-Turn lawn mower for LEOA employees to mow face of dam area, office and VFD area, common areas, and road easements, etc. This will be more cost effective than cutting road easements with a tractor and bush hog and contracting mowing at a cost of \$240.00 per month.