

**Indian Hills Peninsula Civic Club**  
**Minutes of Meeting of January 13, 2018**

President Peter Barnhart called the meeting to order at 4:05.

**President's Message.** Peter introduced himself to the attendees and discussed his goals for his time in office, including reviewing and improving IHPCC restrictions and possible ways to address a more permanent funding mechanism in regards to the roads in the neighborhood.

**Approval of Minutes.**

Attendees read the minutes of the meeting of October 14, 2017 presented by Secretary Garry Japko. Mike Rowley made a motion to accept the minutes and Jim Johnson seconded the motion. Motion carried by unanimous approval.

**Treasurer's Report.**

Treasurer Paulette Whitmire read the report for the 4th Quarter of 2017. Question was asked about which sections of Indian Hills are part of the Civic Club's area, and a discussion followed. Cindy Delay made a motion to accept the Treasurer's Report, and Jim Johnson seconded the motion. Motion carried by unanimous approval.

**Tree removal behind building.**

Bids on removing the tree behind the building were discussed. It was mentioned that if limbs from the tree are near power lines, we could call SHECO to remove it. Garry was assigned to call them. Bill Hutcheson noted he could recommend someone who can take down the tree for a very reasonable price. He will provide the information to Garry.

**Ladies Committee.**

Cindy Delay, Chair, reported that committee's finance report. She also noted that the fundraiser slated for the end of February, the club's fish fry might have to be postponed as she hasn't been able to get with the man who usually does the preparation. She will let everyone know when it might be held.

A discussion followed about the road the Ladies Auxiliary road fund had paid for at Cree and Indian Shore. Our half of the repairs was \$11,000, including funds that were provided by homeowners that lived on those roads.

**Building Use Fees.**

Peter introduced an increase in fees we will charge for rental of the club for non-members. Fees for members will stay the same. Gil Groendyke noted the prices are still way below anything you could rent in town. Discussion followed on whether the Club should advertise public use of the clubhouse, but it was decided we should not. Mike Rowley made a motion to approve the new fee schedule and Gil Groendyke seconded the motion. Motion carried by unanimous approval.

**Dogs Running Loose in Area.**

Discussion about dogs loose in area. It was noted it is a problem when you don't know whether they are current on shots. Peter noted since we don't have a policy about that in our restrictions, we can't enforce anything, and the County doesn't enforce it either.

**Road Improvement.**

Peter passed out a handout he put together with the help of attorneys he works with regarding potential ways to finance road work. The two best options he feels are available are either an assessment from each property owner or a designated tax on the properties in IHPCC that would be collected by the county and which would go into a separate account for roads in the neighborhood. A discussion followed.

Peter noted if the club wanted to use an assessment, it would require a vote by all property owners. Monies collected by it would be matched by the county for use in Indian Hills. If we opted for the designated tax, only those property owners registered to vote in Polk County could vote on that. Each would require a simple majority by whoever voted. Another difference is the county cannot foreclose on property if an owner doesn't pay the assessment; it can if we go the tax route.

Whichever plan is used, the County would administer the fund.

Art Horton suggested creating a cycle plan that would grade each road by use and condition, and use that to set up a system for regular maintenance for all roads in the various sections.

How would each be enforced? On assessment, the Club would file a lien on the property in question. On tax, the County could foreclose, just as on any property tax it collects. Discussion on whether we can include restriction on paying the assessment. Bill Hutcheson noted the club has created restrictions, which have lapsed through time for lack of enforcement. Discussion followed about HOA versus the Civic Club, and rewriting the restrictions to make them more known and enforceable, separate from paying for roads.

Don't we already pay taxes, Peter has asked the County? The answer is, the County has so many dollars to do what work it can, and since our roads are county roads, they fall under those restrictions.

Peter would like to create road and restriction committees with about five people on each. He asked anyone interested email him or Garry.

### **Property Maintenance.**

It was noted we need to watch maintenance on lots, and what is being stored on them. Peter said that is what should be written into any new restrictions, including enforcement. Pat Johnson has talked to the County Safety Manager, but all they can do is condemn those properties.

### **Vandalism/Theft**

Discussion followed about recent examples. Peter noted that the lack of such activity in the area has surprised him. It was noted having one road in and out probably helps. Peter asked that owners advise the board so we can possibly address it.

### **Motion to Adjourn:**

Jim Johnson made a motion was made to adjourn at 4:55, seconded by Linda Horton. Motion carried and approved by unanimous approval.

Submitted by Secretary, Garry A. Japko