

**Indian Hills Peninsula Civic Club
Minutes of Meeting of April 14, 2018**

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

Approval of Minutes.

Attendees read the minutes of the meeting of January 13, 2018 presented by Secretary Garry Japko. Paulette Whitmire made a motion to accept the minutes and Celeste Williamson seconded the motion. Motion carried by unanimous approval.

Peter asked whether we should consider replacing Pat Johnson as Vice President during her illness. He asked that if anyone was interested in holding the position to contact him.

Treasurer's Report.

Treasurer Paulette Whitmire reported she did not complete the End-of-Year report when it was due on December 31, and just completed it. She reviewed the figures from that report. She then gave the report for the 1st Quarter of 2018. She also noted that as of the meeting we had 160 paying members for the year 2018. Peter asked if this was a good number historically, and was told it's usually between 150 and 180. Cindy Delay asked Paulette about the difference in the ending balance on the End-of-Year report of \$8,296.77, and the beginning balance of the 1st Quarter Treasurer Report of \$8,571.77. Paulette checked, and when the End-of-Year report was made there was an outstanding check that showed up on the

Peter brought up the property taxes we are paying, and why we are denied not paying taxes as a non-profit. Andy Wells noted the issues we had in getting the exemption from the state, but the county refuses to recognize that fact, and that we had to pay back taxes. He thought the club officers should dispute our 2018 taxes.

Garry made a motion to accept the Treasurer's Report, and motion was seconded. Motion carried by unanimous approval

Ladies Committee.

Cindy Delay, Chair, reported the Fish Fry fund raiser raised \$2,150.18, which was donated to the road fund. The Road Fund has a balance of \$4,067.41 and Operating Expenses of \$2,340. The Easter Egg hunt had 44 children participating. The Committee is now getting ready for the Garage Sale to be held May 4 and 5, and asked for donations. Proceeds from that will go into the Road Fund as well.

Lori Reed has taken over the club's website. Garry will review any items to be added to the site, and he will pass it along to Lori.

Old Business.

Tree Removal. Garry was supposed to call SHECO about the possibility of their removing it, and will take care of it.

Yard of the Month. Cindy noted it was starting back up for the year, and the Yard of the Month for April is Monique Deschastres on Sequoia.

Deed Restriction Committee. Peter noted two people expressed interest in taking part in that. Peter noted he had received a format for a document like that. He asked if anyone was interested in seeing it, they should email him for a copy. After a final draft of restrictions is drawn up, they should be passed out to all property owners. 51% of owners would have to approve them for them to be enforceable. Lori noted if we pass them, we have to enforce all violations. Peter agreed, noting case law also requires that any restrictions must be enforced uniformly, or they can't be enforced at all.

He added if these restrictions are passed, at the same time we would create an association, that would call for creating a Board of Directors, with dues. Art Horton noted we would be taking in a lot more money under those circumstances.

Peter said we would have to draw up a budget, which would help decide how much dues need to be collected. Discussion followed about paying of dues, late fees and penalties, which would have to become current if a property is sold.

Bill Hutcheson asked why we should go through the process, with all the issues it would bring up. It basically has to do with property values. Bill noted lake front properties only appreciate in value regardless of whether some other properties are not kept up. He discussed the problems he had with the HOA he left in Austin. He also discussed another HOA on the lake that puts liens on homes that don't pay HOA dues. Garry noted we would not create an association to that extent. Bill feared that new leadership at some point could create unreasonable rules. Peter encouraged Bill to join the Deed Restriction Committee.

Andy asked if we do create an association we must watch fees.

Road Fund Project Update.

Peter met with the county road commission and they encouraged us to pursue something like that. The commissioner told him we could continue to split the costs, IHPCC providing the materials and the county doing the work. He also spoke with Travis Kitchens, candidate for County Commissioner.

Peter noted Garry and Chuck Barmore had performed a road inventory within the peninsula, grading them. We could use that to determine a budget for road maintenance.

Discussion followed about road maintenance, and why should we pay taxes and also have to pay to maintain our own roads. Peter said we could talk to commissioners and possibly get them to do the work, or raise funds on our own.

Question was asked about assessment versus a special tax, setting up a Road District, as discussed last meeting. The difference between the two is who can take part in the vote, but the money raised from either can be in a variety of ways. Art noted he thought if all property owners paid \$120 a year, or \$10 a month, or \$36,000 a year that should be able to maintain our roads very well. Peter noted as a Road District, someone from the District would meet with the Commissioners once a year to determine what road work would be performed that year.

Bill noted this could create some friction with home owners who have different degrees of road or unpaved roads.

Andy noted this discussion about roads has been going on for a long time, especially what we expect of our roads. He said there is no road in the subdivision that is not navigable.

Peter noted by next meeting he hoped to have a proposed budget and schedule that we could review.

New Business.

Christmas Parade. Question was asked whether we have a Christmas Parade, as he has a Santa Claus costume and would be glad to play him in a parade.

4th of July. Janet Hutcheson noted it will be held on June 30 this year. She asked for help, noting she put out a sign-up sheet. She discussed the work she has done to date. She noted she has created a more detailed information sheet about how judging is performed.

New Store. It was noted new store has opened, Lulu's, with more of a variety of items.

Motion to Adjourn.

Bryan Woods made a motion to adjourn at 5:20, which was seconded. Motion carried and approved by unanimous approval.

Submitted by Secretary, Garry A. Japko