



# Schaefer Lake Newsletter

April 2020

[www.slloa.com](http://www.slloa.com)

## Lake owners approve all 3 ballot questions

The Schaefer Lake Lot Owners Association approved all three matters put to a vote at the March 3 annual meeting.

- 1) The board was authorized to increase annual lot dues from \$500/year to \$1,000/year.
- 2) Up to \$130,000 was authorized for engineering and construction work to improve the emergency spillway, requested by the Indiana Department of Natural Resources. The DNR had voiced concerns on the reliability of the emergency spillway fuse plug design after the 2008 flood. Major changes recommended from a study by Burke Engineering including changing the top of the emergency spillway from grass to gravel.
- 3) The 2020 budget was passed. The biggest variances from the 2019 budget were \$51,000 in additional income, the result of the membership dues increase; and an additional \$125,000 in lake maintenance expenses to go toward the emergency spillway improvement project planned for fall.

### Voting results from 2020 annual meeting

The annual meeting was held March 3 at the Hawcreek Conservation Club. Although the secretary erroneously announced a quorum wasn't met, it actually was. She had initially missed a stack of proxies that, when counted after the meeting, represented a quorum.

Total number of lots: 104

Votes necessary for quorum at initial meeting: 52

	YES	NO
2020 Budget	44	14
2020 Dues increase	42	16
\$130,000 for emergency spillway	44	13

# Dredging Project points of discussion

Time was spent during the annual meeting reviewing dredging Schaefer Lake, last done in 1989.

## Positive Impacts of Dredging

- Dredging will improve property values, lake utilization.
- Proposed dredge area could have 6-8 feet of water.
- Better fish habitat. Ideal fish health depth is 4+ feet.
- Improved water quality.
- Will be needed for sustainability for Schaefer Lake. The shallow end of the lake is not getting shallower, silt is moving toward the deeper end of the lake.

Dredging quotes have been obtained from four multiple companies, with Heartland Dredging currently considered the preferred bidder. At least 50,000 cubic yards of silt, equal to 4,170 tri-axle dump truck loads, would be removed. At least 10 acres of land would be required to spread silt up to three feet deep.

## Next Steps

- Burke Engineering and dredging companies indicated with the volume of water Schafer Lake takes in and geography, it will be difficult if not impossible to mitigate silt entering the lake.
- Maintenance dredging would need to be done every 5-8 years
- A site must be secured to place the material. Options include paying a landowner a fee to place silt on their site, or SLLOA purchasing land near the lake for dredging materials to be placed.
- Heartland recommends project to be completed in the fall/winter time frame, when there would be limited impact to lake activities and farm ground would have crops removed for deposition of material. Heartland could start in the fall/winter of 2020 or 2021
- Total project cost will depend on several factors, including cost to rent or purchase property and the distance materials would need to be trucked.

## Options for paying your 2020 dues

Invoices for this year's lake association dues were mailed March 11 and are now due. Payments of \$1,000 can be made by mail or in person. If you have not paid your dues yet for this year, please choose one of these two options:

- Dues can be mailed to SLLOA, PO Box 41, Hope, Indiana 47246.
- Dues can be dropped off at the home of board treasurer Diane Jekel, 15582 E. Lakeshore Drive S, Hope. Call ahead at 317-446-1414 to arrange a specific time.

If for some reason you cannot pay your full dues at this time, please call Diane to make payment arrangements.

Include your completed annual boat registration form with payments. A boat launch key will be provided to you after payment is made.

# Healthy Living Recipe

By Shannon Dailey

I wanted to make something a little festive for dinner on St. Patrick's Day for my family and found this recipe. It was a winner in my house so I'd like to pass it along. With all the craziness going on in our world right now it can be a challenge to find certain ingredients, but I'm hopeful that you already have these ones in your kitchen or that you're able to easily find them. Hope you enjoy!

## Shepherd's Pie

### Ingredients

Potatoes:

- 1) 1-1/2 lbs Yukon Gold potatoes, peeled, diced
- 2) 3/4 cup fat-free chicken broth
- 3) 2 tbsp reduced fat sour cream
- 4) salt and pepper
- 5) paprika

Filling:

1. 1 lb 95% lean ground beef
2. 1 tsp oil
3. 1 medium onion, diced
4. 1 celery stalk, chopped
5. 2 cloves garlic, diced
6. 8 oz mushrooms, diced
7. 10 oz frozen mixed vegetables, carrots, corn, peas, green beans, baby lima beans
8. 2 tbsp flour, or use GF flour
9. 1 cup fat-free beef broth
10. 2 tsp tomato paste
11. 1 tsp Worcestershire sauce
12. 1 tsp freshly chopped rosemary leaves
13. 1 tsp freshly chopped thyme leaves
14. kosher salt and pepper



### Instructions

Boil potatoes in a medium pot of salted water until cooked and soft.

Drain and mash with chicken broth, sour cream, 1/2 tsp salt and pepper, set aside.

Preheat oven to 400°F.

In a large saute pan brown meat over medium high heat, breaking the meat up with a wooden spoon as it cooks. Season with 1/2 tsp salt and pepper to taste.

When cooked, set aside on a plate.

Add the oil, onion, garlic, mushrooms and celery and sauté on medium heat about 6 to 8 minutes, until the vegetables are tender.

Add the flour, frozen vegetables, beef broth, tomato paste, Worcestershire sauce, rosemary, thyme, cooked meat and mix well. Simmer on low about 8-10 minutes.

Spread the meat on the bottom of casserole dish. Top with mashed potatoes and sprinkle with paprika

Bake 20 to 25 minutes, then place under the broiler 1 to 2 minutes until the potatoes turn golden.

Remove from oven and let it cool 5 minutes before serving.

## Minutes of recent board discussion, actions

### SLLOA Board Meeting

7 p.m. Oct. 23, 2019

Attendance: Rob Dailey, Rob Daly, Diane Jekel, Dean Parrish, Brad Anderson, Candy Towsley, Brent Engel. Guest Scott Towsley

1. Review September minutes (Candy)
2. Treasurer's Report and Financial Update (Diane)
  - Once we have a quote, will do email vote to move forward if it's possible to pursue this year.
  - 2 past dues resolved, 3 remaining
  - Spurling – Expect to cost about \$40/month.
  - The old credit card has been cut off.
  - Received form from IRS that we need to file annual tax return. Diane will work with Spurling.
3. Update on emergency spillway progress (Scott Towsley)
  - Emergency spillway – have DNR approval on proposal, Burke will write a letter on our behalf for permits
  - Now working with Jeff Fox on construction drawings. (Staff change @ Burke)
  - We must go with option to remove gravel, replace per spec from DNR.
  - Burke owes LOA a quote on construction drawings.
    - Option A – Burke handles entire construction
    - Option B – Al la carte- just drawings, recommendations, etc.
  - Expect to cost about \$30,000
  - Sediment project – meeting tomorrow to kick this off
  - Would like to have results prior to annual meeting, as it provides justification to change dues
4. Update on Dredging (Brent)
  - Material collected looks like good fill. Discussed with lab, will cost about \$50 for recommended tests. Could potentially sell the dirt.
  - Voted and approved cost of testing, including shipping. Brent will send this week.
  - Lab has some recommendation on top soil purchasers
  - Brent researching Columbus Regional Health, Holiday Inn, Estes Materials as potentials. Talked to J&J Excavating, always looking for clean fill.
  - Estimated 4,400 tri-axel loads dried, so even if soil sales cuts the amount we have to pay in half, we gain. Could go deeper or further out into the lake if this pans out.
  - Material will come out wet, then dry to about 1/2 the weight. Still researching options to allow the material to dry.
  - Heartland is keeping contact with Brent.
  - At annual membership meeting, hope to provide real, solid proposal to membership.
5. Water sampling September (Brent and Rob Dailey)
  - Did not get September sample, final for 2019. Too late now
6. Dam maintenance (Anthony/Rob)
  - Sealcoat for ramp? Is time-critical this time of year. Need to do ASAP. Robertson Paving will be here Friday for Jekels – Anthony to pursue (Diane to provide contact info)
  - Once we have a quote, will do email vote to move forward if it's possible to pursue this year.
7. New Welcome committee (Candy)

- Need to get Jerrilou to contact Susan, also deliver coaster
- 8. Annual Task List Updates
  - Candy to collect, provide back to all members for feedback
- 9. Action item updates:
  - New LOA credit card (Rob Dailey, Diane)
    - Follow up on GoDaddy, Quickbooks (on hold for new credit card)
    - Candy needs to sign form as secretary for Rob
    - Ask for limit, set to \$10,000 (covers fish stocking)
  - Follow up on welcome committee coasters (Candy)
    - Need to deliver cozies to Hawes, coasters to Susan Brown
  - Bylaw and covenants committee (Rob Daly)
    - Emailed two, still need about two more.
    - Candy to provide copies of old covenants
  - Directory reprint (Candy)
    - Need to have by annual meeting
  - Social Committee (Candy)
    - No action
  - Opening relief valve (Anthony)
    - Open valve per plan for biannual drawdown Dec. 15
    - Add in to annual meeting discussions
  - Setting up LLC for property purchase
    - On hold
  - Follow up on LOA park
    - On hold for LLC
- 10. Walk-Ins
  - Rob Dailey setting up meeting with Warble on insurance forms to confirm that all necessary forms are completed. Add to action items.
- 11. Next meeting:
  - 7 p.m. Nov. 11, Brad Anderson's unless his house is under remodel.

**SLLOA Board Meeting**  
**7 p.m. Nov. 19, 2019**

Attendance: Rob Dailey, Dean Parrish, Rob Daly, Brent Engle, Brad Anderson, Candy Towsley. Guest Scott Towsley

1. Review October Minutes (Candy)
  - Approved
2. Treasurer's Report & Financial Update (Diane)
  - New card is expected any time.
3. Update on Emergency spillway progress (Scott Towsley)
  - Sediment study - Burke took soil samples in November. They are developing data to calculate how much sediment flows in over time. Expect report second week of December.
  - Emergency spillway – Burke will provide the full quote using Force as contractor and as-built drawings. There will be enough information to allow us to select a-la-cart should we so decide.
  - Need to consider the effects on Susan Fye's driveway and home access during the work. Scott will follow up and make sure that is in the quote.

4. Update on dredging (Brent)
  - Brent received the soil analysis results. The soil is slightly alkaline, classified as loam (highly fertile farm land) with very good properties. Could be classified as topsoil. This may give us an option to sell but we will still need to dry it first, so will need area for that, and it would take 2-3 years to dry.
  - Brent will contact nearby locations and other options. We will still need to pay the cost up front but could consider setting up legal documents to protect homeowners who paid if we are able to recoup costs.
5. End-of-year tasks/Begin planning for annual meeting (Rob, all)
  - Checked bylaws – meeting must be within 90 days of first Sunday in January.
  - Need to have EOY financials in time for meeting mailing – 3 weeks prior to meeting. For now, target Tuesday, March 3 for annual meeting. If second meeting is needed, schedule for Thursday, March 5.
  - Target mailing out by end of January
6. Annual Task List Updates (all board members)
  - Due date: October meeting
7. Action items updates:
  - New LOA credit card (Rob Dailey, Diane)
    - Due any time now
  - Follow up on welcome committee coasters (Candy)
    - Need to deliver cozies to Hawes, coasters to Susan Brown
  - Bylaw and convents committee (Rob Daly)
    - No action this month.
    - To be considered: Research shows that sea walls are generally bad, particularly on a lake as narrow as ours. Requiring riprap in front of it would help and would help protect the seawall as well.
    - Further research needed
  - Directory reprint (Candy)
    - Target to have available at membership meeting
  - Social Committee (Candy)
    - No action taken
  - New Welcome committee (Candy)
    - No action taken
  - Opening relief valve (Anthony)
    - Plan to open valve per plan for biannual drawdown Dec. 15 to March 15. However, this will be reconsidered given data from Heartland, Burke
    - Need to put in the covenants that the valve was never designed to be a relief valve, and the estimated cost to replace it.
    - Need to create a clear, consistent response when lot owners complain. Remind people that they are responsible for insuring their own property.
    - Recommended actions on hold for documents update
  - Setting up LLC for property purchase On hold
  - Followup on LOA park On hold for LLC
  - Insurance Forms (Rob Dailey)
    - No action, Rob will reach out to Warble.
8. Walk-Ins
  - Sealcoating the ramp? Given the rush it would take to get it in, decided to wait until next spring.
  - Next meeting: Brad's house, 7 p.m. Dec. 19
9. Move to close

**SLLOA Board Meeting**  
**7 p.m. Dec. 19, 2019**

Attendance: Rob Dailey, Diane Jekel, Rob Daly, Dean Parrish, Brad Anderson, Candy Towsley, Brent Engel. Guest Scott Towsley

1. Review of November Minutes (Candy)
2. Treasurer's Report and Financial Update (Diane)
  - There are 3 homes showing as unpaid, need to approach and assign liens.
  - Diane will work with Spurling to respond to a letter received from the IRS.
  - Received a bill from Rising Sun. The guy we've worked with has died. They have provided additional references as well.
  - Paid REMC for full year.
3. Update on emergency spillway progress (Scott Towsley)
  - The new emergency spillway quote from Burke was significantly higher than expected. Some of it was construction allowance for potential extra cost such as lowering the lake.
  - Force's construction estimate is 2 times what was anticipated. We perceived this as a message from Force that this is too small a task and not of interest to them.
  - To some extent, we are stuck by Burke, but can we work with another construction firm instead of Force?  
Decision 1 – Do we want more quotes? Ask Burke to give us additional names.  
Can we find another engineering firm? Once others heard Burke was involved, they refused to quote.
  - There is only \$30,000 in the budget available to do this work. We would have to take this to membership with the current quote.
  - Get more competitive bids for constructions (Brad moved, Diane seconded, all approved)
  - If we cannot get other bids and quotes, take the \$120,000 bid to membership for approval.
4. Update on Burke's inflow/sediment study (Scott Towsley)
  - We received the Burke report. It indicates that we do need to increase dues to include a larger maintenance fee for more regular dredging and other large-cost projects. Board is reviewing for presentation at the annual meeting.
5. Update on Dredging (Brent)
  - Continuing to pursue dumping sites.
  - Continuing to pursue financing options.
6. End-of-Year tasks/Begin planning for annual meeting (Rob, all)
  - Target Tuesday, March 3 for annual meeting. If second meeting is needed, schedule for Thursday, Mar 5 (also have a board meeting that day)
  - Initial draft of 2020 budget, agenda and mailing  
Various member received assignments.
7. LOA Website (Candy)
  - Website was hacked. Worked with GoDaddy to clean and repair. December newsletter posted.
8. Annual Tasks Due (all board members)
  - Discussed above
9. Action items Updates:
  - New LOA credit card (Rob Dailey, Diane)
  - Old card cancelled, have new card.
  - Follow-up on welcome committee coasters (Candy)  
No updates

- Bylaw and convents committee (Rob Daly)  
No Updates
  - Directory reprint (Candy)  
Diane and Candy need to compare and update addresses  
Jerrilou has volunteered to help, working with high school C4 program to print.
  - Social Committee (Candy)  
No Updates
  - New Welcome committee (Candy)  
See above
  - Opening relief valve (Anthony)  
Open valve Dec. 15 per plan for biannual drawdown
  - Setting up LLC for property purchase  
On hold
  - Insurance Forms (Rob Dailey)  
Rob will reach out to Warble
10. Walk-Ins
- The old, 1-foot syphon needs repairs. The LOA's suction pump required for this pipe has died, so another will be needed. Anthony to schedule maintenance day in spring
  - A small pond is being built just across the street. It is not our concern.
11. Next meeting
- 6 p.m. Thursday, Jan. 23 -- to be changed to 7 p.m. if we get the budget draft completed in advance. Location TBD
12. Move to close (Rob Daly)

**SLLOA Board Meeting  
7: 45 p.m. Jan. 22, 2020**

Attendance: Rob Dailey, Diane Jekel, Dean Parrish, Candy Towsley, Rob Daly. Guest Scott Towsley

1. Review December Minutes (Candy)
  - Approved
2. Treasurer's Report & Financial Update (Diane)
  - Rob and Diane working with Spurling on categorization corrections for EOY statement.
  - Spurling working on IRS info requests.
3. Update on emergency spillway progress (Scott Towsley).
  - No update
4. Update on Burke's inflow/sediment study (Scott Towsley)
  - Board has the report
5. Update on Dredging (Brent)
  - Brent emailed update on dues expectations, other dredging costs.
6. End of Year tasks/Begin planning for annual meeting (Rob, all)
  - Target Annual meeting for Tuesday, March 3. If second meeting is needed, schedule for Thursday, March 5.
  - Rob and Diane working on initial draft of 2020 budget
  - Candy working on initial draft of mailing for general membership
  - Initial list of topics for meeting (Rob Dailey, all)
    - a) Budget (Rob Daly/Diane)



-- Some items are miscategorized in the transfer of the income statements into Spurling's system; Rob and Diane to address. Going forward, we need to be crisp on categorization and review quarterly with them.

-- Change the presentation of long-range fund to more closely match what is typical in an income statement. Current portrayal was raised as an issue at last year's meeting, and we should address.

b) Dredging – Present current status

c) Draw Down - Report that we will be reconsidering draw down due to data from Heartland and Burke that it is detrimental to the lake in that it pulls down materials from the banks.

d) Emergency spillway (Scott)

e) Increasing Dues (Brent)

-- Both the current budget and the reports from Burke show that the maintenance needs to be increased. Data suggests dredging will be needed again in 10 years. By raising dues, we will build up the funds to reduce future assessments.

-- Need to determine if there are tax effects or limits to the amounts we can accrue.

-- Plan for 10-year dredging, plan to probe every 2-3 years to confirm rate of silt growth.

-- Propose to raise dues to \$1,000 (Rob Daly, Diane second), motion approved.

-- Need to include some information in mailing letter: Avoiding special assessment for emergency spillway, starting to collect for dredging.

#### 7. Annual Tasks Due (all board members)

a) Update Emergency Action Plan (Candy)

Add something that the drawdown pipe is not designed for flood-control action and will not be activated during high-water events.

b) Candy to re-send annual task list to all members.

#### 8. Action item updates:

a) New LOA credit card (Rob Dailey, Diane)

Closed

b) Follow up on welcome committee coasters (Candy)

Need to deliver cozies to Hawes, coasters to Susan Brown

Jerrilou assisting in updating LOA information

c) Bylaw and convents committee (Rob Daly)

In the revision work to be done, need to add a statement about using the lake is at your own risk. That will probably need legal review.

Need to look through plats at courthouse for covenants.

d) Directory reprint (Candy)

Jerrilou assisting to gather data, C4 will print. Target to distribute it at annual meeting.

e) Social Committee (Candy)

No update

f) New Welcome committee (Candy)

No update

g) Closing relief valve (Anthony)

Valve opened Dec. 15

Need to put in the covenants that the valve was never designed to be a relief valve, and the estimated cost to replace it.

Need to create a clear, consistent response when lot owners complain. Remind people that they are responsible for insuring their own property.

Recommended actions on hold for documents update

h) Setting up LLC for property purchase.

On hold

i) Follow up on LOA park.

On hold for LLC.

Make an action item to resolve a plan with Chuck Lovelace and long-term plan for the “park lot.”

j) Insurance Forms (Rob Dailey)

Rob will reach out to Warble

k) New siphon pump (Brent)

No update

l) Spring Maintenance Day (Anthony)

Ramp gate by Susan Fye’s needs repairs. Anthony is aware and will plan maintenance

Need to plan Spring Maintenance day. Gate, white siphon hose, other minor details

9. Walk-ins

Board members for next year – Discussion about open positions

10. Next meeting: 7 p.m. Feb. 26 or 27

11. Move to close – Rob Daly

**SLLOA Board Meeting  
7 p.m. Feb. 27, 2020**

Attendance: Candy, Rob Dailey, Brent, Dean, Diane. Guests Scott Towsley

1. Review December Minutes (Candy)

Approved

2. Treasurer's Report and Financial Update (Diane)

Statements approved.

3. Update on emergency spillway progress (Scott Towsley)

- a. Scott communicated to Burke our dissatisfaction with the price, etc.
- b. Burke seeking three more construction quotes
- c. So far, DNR appears to be satisfied if we continue to move forward. However, this morning's news (a dam seeping in the Grandview area) may change their opinion.

4. Update on Dredging (Brent)

- a. Staying in contact with Heartland. Will call Jackson's this week/weekend now that we have an idea the amount of materials.
- b. Calling Bartholomew County and others to ask for ideas
- c. Long term, having property and maintenance dredging every 5-10 years is a better option
- d. Where to put the material and how to pay for it are the next big hurdles
- e. Trying to find a way to dispose without hauling – 3x the cost if we must haul.

5. End of Year tasks/Begin planning for annual meeting (Rob, all)

Annual meeting on Tuesday, March 3. If second meeting is needed, schedule for Thursday, March 5. Topics for meeting, slide assignments:

- i. Budget (Rob Daly/Diane)
  - b) Income statements
  - c) Change the presentation of long-range fund to more closely match what is typical in an income statement; current portrayal was raised as an issue at last year's meeting
  - d) Have data, Rob Dailey to create slides
- ii. Agenda (Rob Dailey)
- iii. Current board members (Rob) Dailey)
- iv. Last year's minutes (Candy)
- v. Dredging (Brent)
- vi. Emergency spillway (Scott)
- vii. Draw Down – reevaluating how often we draw down
- viii. Increasing Dues -- use the same info as was in letter (Candy)
- ix. Board member voting -- need to fill 4 openings
  - x. Official process to vote (Candy and/or Rob Daly)
  - xi. At the meeting, membership votes on nominees. The board selects the new officers at the first meeting.
- xii. Strategic Plan-- no change
- xiii. Closing -- no change
  - Dean to get keys, Scott to engrave
  - Stickers– Rob Dailey to arrange them
- xiv. Schaefer Directory (Candy)

6. Annual Tasks Due (all board members)

Covered in other agenda items)

7. Action item updates

- a. Re-send annual task list to all members (Candy)  
Done

- b. Update Emergency Action Plan (Candy)

Done, but Scott wants to re-review from discussion with DNR

- c. Follow up on welcome committee coasters (Candy)
    - Candy to cover until Susan back in the country
    - Candy updated LOA information for new members
  - d. On hold: Bylaw and convents committee (Rob Daly)
    - In the revision work to be done, need to add a statement about using the lake is at your own risk; that will probably need legal review
  - e. Directory reprint (Candy)
    - Change from target to pass out at annual meeting to target to get final information update at meeting, then print
  - f. Social Committee (Candy)
    - No update
  - g. New Welcome committee (Candy)
    - No update
  - h. Closing relief valve (Anthony)
    - Valve opened Dec. 15, due to close March 15
  - i. On hold: Setting up LLC for property purchase
  - j. On hold for LLC: Follow up on LOA park
    - Make an action item to resolve “park lot.”
  - k. Insurance Forms (Rob Dailey)
    - Rob will reach out to Warble
  - l. New siphon pump (Brent)
  - m. Spring Maintenance Day (Anthony)
    - Will fix the white drain pipe this Sunday afternoon
8. Walk-ins
- Person who normally manages the storage unit (Shaton’s mother) has died. Believe the building and business will be sold. Need to find out who to work with to continue and pay for storage.
9. Next meeting: 7 p.m. March 5 at Conservation Club
10. Move to close. Diane, Brent seconded.

## **Our leadership team**

Three board members were elected to three-year terms during the annual meeting: Brett Engel, Scott Towsley, and Jennifer Hellmich.

Officers and other board members on the 2020 Schaefer Lake Lot Owners Association board:  
 President – Rob Dailey; Vice President – Brent Engel; Treasurer – Diane Jekel; Secretary – Scott Towsley; and members at large – Rob Daly, Anthony Paul, Dean Parrish, Brad Anderson, and Jennifer Hellmich.

Thank you to departing board secretary Candy Towsley for her 3 years of service.

## Helpful information links

**SLLOA website:** [slloa.com/](http://slloa.com/)

**The Republic daily newspaper in Columbus:** [therepublic.com](http://therepublic.com)

**Town of Hope, 404 Jackson St., Hope:** [Townofhope.org](http://Townofhope.org)

**HSJ (Hope Star Journal) Online:** [hsjonline.org/](http://hsjonline.org/)

**Community Center of Hope, 543 Washington St., Hope:** [communitycenterofhope.org/](http://communitycenterofhope.org/)

**Yellow Trail Museum, 644 Main St., Hope:**  
[yellowtrailmuseum.wixsite.com/yellowtrailmuseum](http://yellowtrailmuseum.wixsite.com/yellowtrailmuseum)

**Bartholomew County Public Library (635 Harrison St., Hope):**  
[mybcpl.org/home](http://mybcpl.org/home)

## OFF THE DEEP END

*.....The lighter side of Lake living*



By Mike Champlin