

CSL Manager/Receiver Report 2017

My name is Mike Miller and I was appointed by the court as Receiver of CSL Community Association in May of 2015. Since that time, I have had the opportunity to meet most of you face to face in the office.

For those of you who I have not had the opportunity to meet, a brief description of my duties as receiver are as follows:

- Management of community assets
- Collection of dues and assessments
- Care and maintenance of facilities and common grounds
- To communicate to you what is currently transpiring that will have an effect on your ownership of property within CSL.

Our mission is to improve the environment and living conditions for all CSL Community residents and bring back property values in the process. This will benefit not only CSL but the Jennings County community as a whole. In the future, we aspire for CSL to be thought of as Clean Safe Living!

There have been a lot of comments and questions with regards to who I report. As a court appointed receiver I file a financial report with the court monthly. Quarterly, I attend a hearing in JC Superior Court to review any major financial dealings or changes to our operating structure. Quarterly, I also meet with an advisory committee made up of one Jennings County commissioner, a representative from Mainsource Bank and a member from the past CSL board. At this meeting, all financials and programs are reviewed.

WE HAVE A NEW WEB SITE.

Please visit our web site at www.countrysquirelakes.org for the latest updates. We, also, have contact information for the office staff on the web.

FOR SAFETY REASONS, PLEASE NOTE THAT WE CAN NO LONGER ACCEPT CASH AT OUR OFFICE. We now accept Visa, Mastercard, Discovery and American Express along with Money Orders and Personal Checks.

2017 Office Hours

Monday- CLOSED

Tues-Friday 9:30-4:00

We have had a lot of requests to extend our hours one day a week for those you can't get here by closing; so, beginning February 3rd, we will be open until 6:00 PM on Fridays.

Banking Status

As of today's writing we have \$ 496,000 in the bank.

Our bank loan has been paid down from \$580,000 to \$165,000. Final payment will be made in Oct 2018. There are no plans of borrowing any further monies.

2016 independent compiled financial statements will be posted on the web site once we receive from ENSIGN CPA GROUP.

Collections

All owners who have past dues need to know that there is a concerted effort to collect back dues. We have two attorneys actively pursuing these dues and over the next couple of years intend to bring to court all

Living in Campers/Garages/Utility Sheds

I was given a mandate by the Jennings County APC Board of Directors to remove all people living in campers, garages, utility sheds and so forth in 2017. This is covered under Jennings County ordinances VI (D) (6) and VI (D) (8) along with CSL "Restrictions, Conditions, Covenants and Agreements" Page 1 "B" and "C". If you are living in one of these types of structures, you need to be making arrangements to bring in acceptable housing or find other places to reside. We would rather you do this on your own versus us taking you through the judicial eviction process.

Amenities

Our biggest challenge ahead of us is fixing Wildwood Lake. There is not a question that this must be done sometime in the future but when is yet to be decided. As of now, I have a quote of approximately \$40,000 just to get an ESTIMATE of what it takes to fix the lake. Their best GUESS is it may take another \$100,000 to fix. I find these numbers to be outrageous and unaffordable at this time. I am looking into other avenues to fix the problem. Unless we can get this cost down it will be a few years before we can take on this repair.

Lake Committee

We have formed a lake committee with CSL volunteers. To get a lake sticker you must be current with your dues. We now issue two stickers (one for the boat and one for the trailer). Our new method is not to approach anyone in person but to monitor the parking lots to check for stickers on the boat trailers and boats being put in the lake. If we find a trailer or boat without a sticker, we collect information about the vehicle and trailer and advise the violator with a written warning attached to their vehicle. If we should see their vehicle again, it will be towed at their expense. It's trespassing and the law backs us up. So far, we have not had to tow anyone.

I made the incorrect call to issue permits to jet skis in 2016. I later found in our boating regulations that this is not permitted on CSL lakes. Jet skis will no longer be given lake permits.

Roads

The long term plan is to turn over the roads to Jennings County. Today it controls approximately 15 miles of our 34 miles. They can only accept roads that are in acceptable condition. This is going to be a big hurdle for us to overcome in the coming years. My best estimate to date is \$500,000 to 1MM to fix the remaining 19 miles of roads and the ditch work that accompanies the roads. I have had several meetings on the roads with suppliers, commissioners and county engineers trying to formulate a plan to get the remaining 19 miles into the county's inventory. It is our plan to start budgeting for 5 miles a year beginning this year and starting with the worst conditioned roads.

Please note that if you have a culvert that is clogged or damaged, it is your responsibility to repair or replace the culvert. Keeping the water off our roads is what will extend the life of these roads. Please help us with the project.

We now have approval from INDOT to open the Queensville gate on Hwy 7 during time of high water. We can only open the gate when BOTH the low-water bridge and the dam on CSL lake are overflowing. We have a light at the gate and at the main entrance to CSL on Hwy 7 that will be turned on when the gate is open. This should assist owners from driving all the way to the dam or low-water bridge to find it closed.