

Columbian Droplet

A Drop of News with the Dues
2024 INVOICE EDITION
Lake Columbia Property Owners Association

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NEW OFFICE HOURS

Monday, Wednesday, Friday 9 - 5

Tuesday and Thursday 9 - Noon

Serving our members is especially important to us, and part of that service is to make sure that all our duties are done correctly and thoughtfully so that our association can run smoothly and efficiently. The reduction in open business hours is an effort for us office staff to have time to concentrate on important duties that **include** Accounting procedures - Deposits - Maintaining and updating member accounts Collections (past due) - Writing and designing newsletters and other communications - Planning activities and assisting LC Activities Committee - Assisting all Committees - Planning and preparation of meetings - Processing complaints and building plan procedures - Developing and maintaining office and committee procedures - Updating and maintaining our Website, Facebook, Columbian Splash - and much more.

Our work is conducted during open business hours, however uninterrupted work time is essential for accuracy and time sensitive work. Some of our work takes steady concentration. The office receives assistance from Board and Committee members who are volunteers, their time is valuable but limited.

We love seeing our members in person but also, **for your convenience there are other ways to do member business if you are unable to come into the office.** For payments, keys, decals, information, and other business, we have an outside black mailbox (by garage door) for pick up and a mail slot in the front door for drop off.

- Phone-in or pay on our website your payment or donation by credit card.
- Mail or Email vehicle and watercraft information. You can request your decals be mailed or put in the pick-up box.
- We can mail, Email, or use the pick-up box for a ramp key agreement. You can return by mail, Email or mail door slot.
- Other items such as new owner packet, etc. can be put in the pick-up box upon request.

Lake Columbia is an appealing, lively, and involved community. We appreciate all the members of our beautiful lake. **Your understanding and patience with this change is greatly appreciated.** Looking forward to a great year!

Lake Columbia Can Koozies

\$2 each, Green, Pink, Blue, Orange.



2024 DUES INCREASE

Our 2024 dues increased by \$12, 3.2% per Midwest CPI in accordance with our Bylaws.

CREDIT CARDS

We accept Visa, Mastercard, American Express, Discover, **\$15 processing fee**, \$3 under \$100.

NEW - PAY ONLINE

NEW—Beginning 2024 you can now make payments or donations online with your credit card (fee applies). Visit our Website Homepage, look in the Red Box.

GEOKEY & METAL KEY UPDATE

The Board voted on 11/27/23 to discontinue the use of Geokey. Metal boat ramp keys became available last June. If you did not pick up one last year you will need to receive the new one. Must have metal key ramp agreement on file or sign one and have proof of current watercraft registration.

WATERCRAFT & VEHICLE DECALS

Vehicle - Current proof of registration(s) must be provided each year due to annual expiration date to receive decal(s).

Watercraft - To ensure our records are up-to-date current watercraft registration(s) must be provided to receive decal(s). We are implementing a new watercraft record keeping system and watercraft details & expiration will be kept on file.

New Owner Welcome Packet

New Owner Welcome Packet is now available. If you are new to the Lake or a current owner, stop in the office to receive your Packet, request pick-up box service or view online at LakeColumbia.net.



PROPOSAL FOR MEMBERSHIP ASSESSMENT INCREASE

The decision to propose a Membership Assessment Increase of a total of \$225 for the Five-year Lake Columbia Restoration Plan, Operations, and Reserve Funds has not been taken lightly. This comes after carefully considering the current financial needs and future financial sustainability of the Lake Columbia Property Owners Association to restore and maintain the Water Quality of Lake Columbia, infrastructure assets, services, and amenities, the very reasons members chose beautiful Lake Columbia as their home and/or recreational retreat.

For information or answers to questions, please visit the LCPOA Website lakecolumbia.net. "Click" on the Watershed/Quality Tab on the Home page and page down to the Five-year Financial Plan and Member Assessment Increase Proposal for detailed explanation of the Assessment Increase and to the Comprehensive Watershed and Lake Management Five-Year Plan for detailed information on the five-year Restoration Plan. You are welcome and encouraged to come to the office to obtain a copy of these documents and others.

INFORMATION SHARED IN MAILINGS AND WEBSITE REGARDING SPECIAL ASSESSMENT

- The Board focused on Watershed and Water Quality Improvement for 2023 with the hiring of a Lake Management Consultant, Restorative Lake Sciences (RLS).
- The 2023 RLS 92-page report indicated the need for substantial expenditure of \$1,220,000 over five years, 2024-2028 for Lake Restoration and future reserve funds to maintain the health of the lake.
- Please see the Comprehensive Lake Columbia Watershed and Lake Management plan on the Website or pick up a copy from the office for detailed information.
- **This Board will approve these funds for Watershed and Water Quality Improvement Projects ONLY.**

INFORMATION SHARED IN MAILINGS AND WEBSITE REGARDING OPERATIONAL AND RESERVE FUNDS INCREASE

- The Annual Assessment CPI increase amended in the Bylaws in 2006, was not utilized for 11 years until 2017 resulting in \$1,297,000 in lost operational revenue to date and there is currently no ability to recoup this loss.
- Trash is currently 40% of our annual budget. The Five-year Trash Agreement increased operational expense by \$30,000 in 2024 with a yearly cumulative 4% annual increase over 2025-2028 of \$120,000.
- LCPOA has several assets including but not limited to, a Concrete Dam, Spillway, Earthen Dam, 840-acre Lake, Management office, Parks, Bathhouses, Pavilions, watercraft ramps, docks, seawalls, and playground equipment all requiring future Reserve Funds for new construction, maintenance, repairs, and eventually replacement. This is a fiduciary responsibility of the Board to ensure these assets are financed and maintained as required by the By-laws.

NEXT STEPS

- Attend monthly meetings and ask questions (4th Monday of each month at Clark Lake Golf Course, 7pm). All members are welcome. Meetings are also shown Live on Facebook and recorded to view later.
- Contact your Shore Director or the President or the LCPOA Office. Contact information can be found on our website.
- An Educational Campaign for membership will begin in the near future to prepare for the voting with scheduled open meeting(s) focused on providing final proposal process information and answering questions on the Member Assessment Increase, Restoration Plan, Operations, and Reserve Funds.
- To begin the voting process, an Absentee Ballot will be available to each by-law qualified member from the office utilizing the ballot procedure included with the mailing of the Annual Meeting and Election notice to all members March 21, 2024 as required by the By-laws.
- A by-law qualified member may personally vote on the increase at the Annual Meeting on Sunday, May 19, 2024
- **The Board of Directors ask for your support by casting your vote in favor of the proposed Member Assessment Increase.**

Thank you for your support,
Board of Directors, Tom Crampton, President, and
Ron Puczkowski, Vice President, Chairperson, Watershed and Water Quality Improvement Committee