

**MINUTES OF THE GRANDVIEW LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS
December 14, 2017**

The regular board meeting was held December 14, 2017 at the Grandview Administration Building at 7:00 p.m. In attendance were Brad Arthur, Peggy Voelz, Dave McClean, Mike Breeden, Kevin Niceley, Steve Tadd and David Warble. Frank Reindl and Patty Hannasch joined the meeting by phone. Larry Olson was absent. New board members: Lisa Duret and Tom Schroeder were in attendance.

Guests: Barbara Braun, Jim Riffle, Clay & Lisa Adams, Pat Breeden, and Gary & Mary Jane Gossett.

President's Report—Brad Arthur

Brad called the meeting to order. He thanked Carole Arthur and Beth Ann Dismore for the snacks.

The minutes of the November meeting were approved.

Brad reviewed his meeting on December 11th that Steve Tadd and he had with Scott Tanner. Following are the notes from their meeting:

Question 1: Now that the one-million-dollar assessment for siltation prevention and dredging has been approved, can you think of any legal concerns that we should be aware of as we begin final planning and contract approval? We still have the issue of property lines extending under the water and dock damage that may occur from dredging.

Answer: Scott Tanner probably doesn't need to get involved until we get to the contract stage. Scott was quite emphatic that he should review any GLOA contracts before they are signed. He's had considerable experience in this area and cited specific problems that can arise. Specifically, he discussed problems arising when HOA's enter into contracts with contractors that are being hired to do work in and around multiple home owners. Some of the areas he mentioned were:

1. Indemnification
2. Insurance
3. Recovery of legal fees
4. Length of time for quoted price
5. Consequence if project is extended by for example, a stop work injunction
6. Breach provision
7. Provisions for dock or boat house damage
8. Contingency on what happens if there is a delay

Another recommendation was that to avoid potential legal issues in the future, the Association establish guidelines for when dredging will be considered in any areas of the lake. Also, establish a regular schedule for when bathometric surveys are to be done to identify locations and amount of silt build-up. These considerations could be considered for an additional Covenant. He didn't feel we should have problems with the property lines under the water as his engineering consultant nor the taxing authorities consider these lines to represent lot owner ownership. Damage to lot owner property from the dredging should be covered by the contractor's liability.

Question 2: In an attempt to prevent rain water from entering and overwhelming our closed sewer system, GLOA needs some means to facilitate inspection of homes for unwanted connections of sump pumps and gutters into the system.

Answer: The existing Covenant #6 states "...Connection of waste lines shall be done in conformance with Indiana State Board of Health standards and the standards of all other Governmental agencies

having jurisdiction thereof". Is there anything in these standards that precludes plumbing sump pumps and/or downspouts into the sewer waste water system? If there is, these standards could be used as leverage to inspect connections on private property. While Grandview has a requirement for a shut off valve separating the main line from the house, is there such a requirement in the governmental regulations for a pressure system such as ours? If so, this would be further grounds for identifying and inspecting the operational effectiveness of shut off valves.

Question 3: Would you review the IC 32-25.5 Article for Homeowners Associations that you so helpfully sent us to satisfy the disparity in approval of assessments?

Answer: The Home Owners Association Act of 2009 established rules for operation of a HOA. These rules were not retroactive, so they do not apply to GLOA. However, following publication, several other rules were issued which did not mention if they were retroactive or not. Scott suggests we follow these rules even though it could be argued they should not be retroactive. Scott has provided a copy of the HOA rules, IC 32-25.5 with the applicable (post 2009) rules highlighted in yellow that apply to GLOA.

Mike Breeden asked if the port-a-potty issue was discussed. Brad explained there is a 3-step remediation process. This process will need to be initiated in 2018.

Lisa Duret asked who would a lot owner contact if they would like to volunteer to have their sewer inspected. An education piece will be in the newsletter in the spring before the busy season.

SILTATION PREVENTION/REMEDATION – Frank Reindl & Peggy Voelz

Frank reported that Gary Gossett has been working on previous dredging projects and also talked with people at Lake Schaefer and Sweetwater Lake about dredging projects that they have done—their procedures and what has worked and what hasn't worked.

Harold Force is looking into the pros and cons of different types of dredging. Ken Rogoski is talking to dredgers and interviewing them for not only their capability, but also their availability. His committee is also looking at locations to deposit the silt. The lagoon area is a possibility.

Peggy reported that the cost of the preliminary engineering done by Burke Engineering was \$39,000. She presented the newly revised approach to the Prevention work for Tributary 1 and Tributary 2. After reviewing Burke's proposal for Phase 2 of the project the committee decided against using baffles in Trib 1 and in the new pond that will be built for Trib 2. There have been no references or research that support the baffle method as being that much more efficient. Additionally, after talking with local engineers and contractors who have been involved with Grandview over the years, they advised not to over engineer or over spend on these two tributaries. The committee is recommending working with Burke Engineering on a contract that is On Call-Task Specific. Trib 1 is top priority with rebuilding and enlarging the gabion wall in addition to increasing the depth of the pond. Trib 2 will need permitting, but it is a good time as the county will be replacing the culvert near Trib 2 in the summer.

Peggy will be receiving proposals from Burke Engineering for:

1. Trib 1 design, permitting, etc for new rock sediment barrier wall (no vinyl baffles), and
2. A proposal for preliminary permitting meetings/collaboration with agencies for Trib 2, and
3. A proposal for design, etc. for a new rock sediment barrier wall and retention pond without the vinyl baffles after the discussion with the state agencies involved in permitting to ensure that the task can actually be accomplished.

We should be receiving Burkes proposals in the next few weeks. The timeline for work on Trib 1 is this coming summer and hopefully Trib 2 work could also begin once permitting is complete. After discussion the board agreed that this is the most common sense and financially viable way to proceed

TREASURER'S REPORT – Tom Schroeder

Financial reports were distributed to the board. Tom reviewed the financials and the forecast for the end of the year. It is estimated we will be in the black approximately \$48,000.

Tom made a motion to approve the following check signers for 2018: Lisa Duret, Patty Hannasch, Frank Reindl and Steve Tadd. The motion was approved. Paperwork for the new check signers will be sent to Salin Bank for them to prepare the signature cards.

Tom also made a motion to approve the following for electronic access to the bank account for viewing only and moving money between accounts: Beth Ann Dismore, Tom Schroeder and Steve Tadd. The motion was approved.

DAM AND LAUNCH & SPECIAL PROJECTS – Brad Arthur in Larry Olson's absence

There will be another notice in the newsletter in the spring regarding the abandoned boat inventory.

David reported that the dam inspection has been completed and all looks good. We should have the written report in the office in the next few weeks.

Architecture – Mike Breeden

David has been checking on the projects that are in process around the lake and all are going well.

There have been no new architecture applications since the November board meeting.

The Lakefront and Overwater Structures (Architecture 003), Architectural Guidelines Spreadsheet and new Architectural Application will be added to the website in the near future.

LAND USE – Patty Hannasch

There was no land use meeting in December.

LAKE SAFETY

The summer buoys have been taken out and replaced with winter buoys by Kevin Bishop

Guidelines are needed for wake boat inspections.

SEWER LIAISON—Dave McClean

The WWTP has been running well and there have been no citations or reports of sewer line breakage.

Dave reviewed the information that is included on the GLOA website about the Sewer System.

LAKE MANAGER REPORT—David Warble

The manhole cover on Bellsville Pike has been taken again. Rick Miller has ordered a new cover that will have the ability to be screwed down.

OLD BUSINESS

Since this is the last meeting of the year Brad asked each board member to name an accomplishment(s) they felt their committee had this past year.

Mike Breeden (Architecture) – 30+ architectural applications approved, 1 denied. Made some changes to procedures that clarified things for lot owners.

Patty Hannasch (Land Use) – It was a relatively quiet year. REMC did a test plot with spraying. This may be an expanded program for next year. REMC completed the tree trimming and clean up.

Peggy Voelz (Siltation Prevention) – Thank you to Mike for the architectural guidelines that have been updated along with the setback changes for the 6th, 7th, and 8th additions. The Siltation prevention project was the most time consuming with significant progress including the completion of initial engineering with Burke.

Frank Reindl (Siltation Remediation) – The community seems to have pulled together in the past year. Cemented relationships with the 7th addition. Amazed at where we started a year ago and where we are today. The lot owners have confidence in what the board is doing. The siltation remediation team has been very active gathering information for dredging and helping to support the passage of the one-million dollar assessment for siltation prevention and remediation.

Steve Tadd (Lake Safety) – New logo, New website, New boat stickers, New buoys, 300 ft rule, All boat records are now computerized. Hired David Warble as new Lake Manager.

Dave McClean (Sewer Liaison) – Water treatment improvement. Information on the website is a good tool.

Brad thanked Dave for his work on both the Lake Safety committee and the WWTP. Brad also expressed his appreciation for his 9 years on the board and all of the people he has worked with on the board. “It has been a pleasure”.

Submitted by:
Beth Ann Dismore
Office Manager