

**MINUTES OF THE GRANDVIEW LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS
June 21, 2018**

The regular board meeting was held June 21, 2018 at the Grandview Administration Building at 6:30 p.m. In attendance were Tom Schroeder, Peggy Voelz, Lisa Duret, Steve Tadd, Kevin Niceley, Patty Hannasch and David Warble. Mike Breeden joined the meeting by phone. Frank Reindl and Larry Olson were absent.

Guests: AJ Fricke, Jeff & Barb Braun, Nancy Waller, Jim Riffle, Lisa Adams, Brad Arthur, Phil Bush, Gary Gossett, Debbie Lienhoop, Mike & Toni Donovan, Anita Hubley, Damon Chandler, Jason Carroll, and Deanna Gerken.

Steve called the meeting to order. Peggy introduced AJ Fricke from Christopher Burke Engineering.

Tributary 1 and Tributary 2 Update – AJ Fricke

Tributary 2 preliminary permitting contract has been completed. IDEM has denied a settling pond in that area. The Prevention Committee has met with Adam Engelau to look at next steps in Tributary 2, which will include repair and maintenance of the area after the culvert is replaced by the County Highway Department.

AJ presented the 90% Design Plan for Trib 1. AJ presented the board with design drawings for Trib 1 new rock sediment barrier wall, a Project Manual and the cost estimate.

AJ explained that the new rock sediment barrier is designed to increase sediment removal to flow through instead of topping over. The existing structure will be removed and will be replaced by a new 25' wide spillway. A new gravel access drive will be added for construction and maintenance purposes once construction has been completed. AJ felt it would be advantageous to dredge the pond at the time of construction. Burke will help solicit and evaluate any bids and will also provide limited time during construction for the critical installations.

Important Dates:

July 1	Permit application—anticipate 30-45 days for approval (early to mid-August)
On or around July 19	Issue plans to prospective bidders
On or around July 26	Pre-bid meeting for prospective bidders at the project site
On or around August 9	Bids due to GLOA (reviewed by GLOA & Burke the next week)
On or around August 16	Notice of aware (notify the contractor they have been selected for the project)
On or around August 23	Notice to proceed (allows the contractor to begin construction)

AJ is anticipating a period of 90 days from the start of construction to substantial completion—approximately the end of November.

Peggy made a motion to go ahead with the final design and bidding plan for Trib 1. The motion was seconded and approved.

SILTATION PREVENTION – Peggy Voelz

Peggy review several photos of Trib 2 and explained that the trash rack at Trib 2 will need to be repaired. The culvert that was scheduled to be replaced by the county collapsed during the heavy rain on June 13th. Peggy spoke with Danny Hollander from the County Highway Department regarding the culvert. The new pipe has been ordered and will be installed as soon as the highway department receives the pipe. There will be a few trees removed in the area of the culvert replacement. The road will need to be closed for a period of time during the replacement of the culvert pipe.

President's Report—Steve Tadd

The minutes of the May meeting were approved.

Steve asked the board for their interpretation of the less than 4500 lb. rule for speed boats. At this time the manufacturer's specifications are what the association uses to go by. A lot owner has challenged the Nautique GS 20. The specs read that this particular boat is approximately 4500 lb. with every available option. After discussion a motion was made to allow the Nautique GS 20 **Grandview ready** (without wake enhancing devices) to be allowed on the lake. The motion was seconded and approved.

A replat request for Lot 28 was received by Rik Sanders from ER Gray Surveying. Mike Breeden will look at the paperwork and follow up on this request.

SILTATION REMEDIATION – Frank Reindl

Frank was out of town and submitted his report by email to each board member. His report is attached to the minutes.

TREASURER’S REPORT – Tom Schroeder

Tom reviewed the monthly financials.

The board needs to begin thinking about the 2019 budget. He asked board members to make him aware of any special or significant items by the July board meeting. Absent such input he will be using history to construct a first draft of a budget to be discussed at the August board meeting. A final budget should be approved at the September board meeting so that it can be included in the annual meeting mailing.

DAM AND LAUNCH – Lisa Duret

- The 5/9/18 visual inspection of the dam noted recurrent tree growth in the riprap of the spillway channel which should be removed. Inclinometer readings taken on 5/14/18 indicated a possible field procedure error or meter malfunction. Dick Wigh later reported that an examination of the raw data from the inclinometers showed minor movement at the south end of the dam at rates consistent with prior readings. In a conversation Lisa had with Dick Wigh, he said the minor stable rates of movement in this area were not a cause for concern. They will continue the semi-annual inspections and watch for any significant change.
- Rip rap on the dam will be sprayed in July.
- Aquatic Control will be assessing the milfoil on Monday, June 25th before the scheduled spraying on July 10th.
- Lisa will work with Beth Ann to update and correct the IEAP spreadsheets with information that she has received.
- Lisa and David attended the DIRT Conference in Greenwood, IN on June 12th. They felt like they came away with lots of good information.
- Lisa talked to Dick Wigh about a floating gauge for the water level. He did not recommend this type of gauge. He did give Lisa other recommendations.
- In the next couple of weeks several of the board members plan to meet at the spillway to see exactly how to open and close the spillway gate.
- In collecting information to help determine what level of insurance we might need for the dam, it was Dick Wigh's recollection that the 1986 dam repair cost about \$300,000 and the 1997 repair cost approximately \$1,000,000. He said in 1997 about 80,000 cubic yards of dirt were used for the repair and that there are about 1,000,000 cubic yards of soil in the entire dam. He estimated that construction costs have increased by a factor of 3 since 1997. Lisa is trying to get other information about determining insurance coverage needs via a representative of the Indiana Department of Homeland Security she met at the DIRT conference. Tom Schroeder said that we are getting clarification on our existing insurance coverage for the dam.
- To determine a reserve level for the dam, it was Dick Wigh's opinion that about \$250,000 would be needed to cover upfront costs before an assessment could be collected for an emergency repair.

ARCHITECTURE – Mike Breeden

Only one architectural approval since the May meeting:

Lot 298	Tyler Sadek	Replace decks and stairs on residence lakeside and replace boards on existing boat docks.
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LAND USE – Patty Hannasch

- Patty received an email from a new lot owner concerning the entrance of the trails off Pond Drive. This area has been looked at and cleaned up.
- The area around Trib 1 needs to be mowed. David will check into finding someone to do this.
- Letters will be sent to Lot Owners to follow up on clean-up of construction sites.
- Additional beaver damage has been reported.
- Debris from the recent storm is at the Glen Lane entrance. David will check into this.
- The text messages were well received for the recent high-water event.
- A motion was made to approve the 2018 Deer Hunt. The motion was seconded and approved.

LAKE SAFETY – Larry Olson (David reported in Larry’s absence)

- There are several stumps near the south end of the dam. Kevin Bishop will scuba down and cut the stumps.
- David has received two Lake Safety calls: 9 tubers and 15 people on boat.
- David and Larry have two new safety videos for the website—jet ski safety and wake board safety.
- Work is in progress on the inspection of wake boats.
- Larry painted the windsock tower.

SEWER LIAISON – Kevin Niceley

- The most recent flow report has not been received.
- There have been three 3 E-1 pump failures, but nothing that affected GLOA.
- Sewer wrenches will be purchased next week and a decision will be made on who will have them at their residences.

OFFICE MANAGER REPORT—Beth Ann Dismore

- It was discovered that there was a glitch on the GLOA website. Anything that was submitted online from the website was not being received at the GLOA office. Beth Ann worked with the website designer and has come up with a solution to the problem.
- Beth Ann will be on vacation July 14-22.

LAKE MANAGER REPORT—David Warble

- A lot owner has requested rip rap for the end of a culvert pipe that is under the road by their lot. David will check into the easement situation in the area to see if this is something that GLOA is responsible for or if it is the lot owner’s responsibility.
- One of the fireproof file cabinets at the GLOA office needs to be replaced. Approval was given by the board to order a new 4 drawer letter-size fireproof file cabinet.
- Minutes have been requested to be published on the website. The concern that the minutes are only available to registered lot owners will be addressed with the web designer. David will follow up and report back to the board.
- David will be on vacation July 7-14.

OLD BUSINESS

Damon Chandler (Lot 108A) has asked the board to determine whether his JetSurf can be categorized as a personal watercraft. If so, then existing personal watercraft rules would apply. If instead, a board consensus is that a JetSurf is determined to be a new class of watercraft on Grandview, then Damon requests that the board initiate the required procedure for a lot owner vote on whether this new class of watercraft will be allowed on Grandview.

NEW BUSINESS

Lisa Adams requested that David get in touch with the owners of Lot 117, Firenze, regarding damage from the recent storm to their tiki hut.

Submitted by:
Beth Ann Dismore, Office Manager