

MINUTES OF THE GRANDVIEW LOT OWNERS ASSOCIATION
BOARD OF DIRECTORS
March 22, 2018

The regular board meeting was held March 22, 2018 at the Grandview Administration Building at 7:00 p.m. In attendance were Kevin Niceley, Steve Tadd, Tom Schroeder, Peggy Voelz, Patty Hannasch, Mike Breedon and David Warble. Frank Reindl joined the meeting by phone. Larry Olson and Lisa Duret were absent.

Guests: Jeff & Barbara Braun, Arlene Truex, Jim Riffle, Cindy Bartlett, and Clay & Lisa Adams.

Cindy Bartlett spoke to the board about a boat that has been in their cove that past two years for extended periods of time that make it difficult for them to get their boat out. She was looking to the board for a plan of action of how to deal with it if it happens again this year. The boat does not have a Grandview sticker, it has leaked gasoline in the past and encroaches on their property. Cindy will call David if the boat shows up again this year and is there for more than a day or two. David will follow up with the lot owner.

Peggy suggested the board discuss this issue because there are several other lots that have the same issue. This item will be on the April agenda.

President's Report—Steve Tadd

Steve called the meeting to order.

The minutes of the January meeting were approved.

Steve reported on Scott Tanner's research on sewer systems similar to ours and how they handle inspections on lot owner's private property. Scott has not found any Indiana rules that permit inspections on personal property. IDEM suggested using smoke or camera testing may be an option for inspections.

The Town Halls regarding the Siltation Project that were originally planned for April will be postponed until a later date.

Frank and Peggy will be going off the board at the end of the year. They plan to stay involved in the siltation and remediation project, but the board will need to look at planning ahead for future board members.

SILTATION PREVENTION – Peggy Voelz

Peggy reported that Burke Engineering has completed the survey work for Trib 1. The schedule at this time is to begin digging by September 1, 2018. Sediment samples need to be obtained. David will work with Burke to accomplish this task. The Trib 2 permitting should be done in April.

Peggy met with Danny Hollander, Bartholomew County Highway engineer, at Trib 2 for replacement of the culvert. He would like the board's permission to remove some trees when they begin the culvert project. The road will need to be closed a few days. David will work to keep the lot owners informed by email and EZ-text messaging. Once the culvert is replaced gravel will cover the area for several weeks until it settles before the asphalt is put on to complete the project. There was a motion to allow the county to remove the needed trees to replace the culvert. Motion approved.

SILTATION REMEDIATION – Frank Reindl

Frank reported that the dewatering site has become problematic. The woods may not be acceptable due to restriction in the covenants. The ideal site may be the old lagoon area.

Only one quote has been received to date from Dredge America. Three dredgers have been contacted. Encore Dredging will be coming next week for a site visit and will be submitting a quote after their visit. McGruder has declined to quote the project. The Mapping Network has recommended PCI from Wisconsin.

Moving the dewatering site from the original site quoted by Dredge America will basically double the cost. Peggy will check with Andy Russell; whose property is adjacent to Grandview property to see if he would be interested in having the silt pumped to his property

There was discussion including: Should we have someone look at the topography? Should we pay an engineer to locate a “perfect” spot to deposit the silt? Where should it be located to be cost effective?

TREASURER’S REPORT – Tom Schroeder

Financial reports for February year to date as well as the 2017 Mayer and Company prepared financial statements were distributed to the board. Tom reviewed the reports with the board and explained each report.

At this time Salin Bank has balances over the FDIC insured limits. An account will be opened at Fidelity to allow investing in CDs at multiple financial institutions each with a separate \$250,000 limit. The FDIC maximum of \$250,000 will continue to be kept at Salin Bank with the balance at Fidelity. Based on Frank’s suggestion, the Fidelity account will require two signatures to move money out of the account. The only anticipated transfers out are back to Salin Bank as needed. Tom will have limited trading authority (not a signatory) in order to invest in various CDs. In addition, a money market sweep feature will be added to the Salin Bank account so that we earn a higher rate of interest on all but the money needed in the checking account. Tom projects over a three-year period these changes will result in earning approximately \$28,000 at today’s rates.

Tom has created a spreadsheet for calculation of gas pricing. Tom will enter financial information and David will be responsible for entering the gas purchases into the spreadsheet. The spreadsheet is intended to automate repetitive calculations, store needed historical information, document the cost and price per gallon, and provide pump price after each gasoline purchase.

Tom reported that Lot 2 and Lot 3 have been combined. There was discussion about the possibility of other lot owners combining lots and the impact on the dues, etc. After much discussion, due to the limited impact on other lot owner’s annual dues and assessments, it was decided no changes in the policy or covenants would be done at this time.

DAM AND LAUNCH – Lisa Duret

Lisa was absent. No report.

ARCHITECTURE – Mike Breeden

Mike reported that the owners of Lot 39 and Lot 41A are considering a split purchase of Lot 40A from the current lot owner. Their thought would be to re-plat half of Lot 40A to Lot 39 and re-plat the other half of Lot 40A to Lot 41A. This would eliminate Lot 40A and they wanted to confirm that current GLOA rules do not require payment of dues for a Lot that no longer exists. Mike will confirm to these lot owners that this is the current situation. The board discussed and agreed there is no short-term board effort to change this.

Mike reviewed the current architectural projects:

Lot 302A	Hamilton	New dock & shore station
Lot 102	Schroeder	Lakefront structure, patio and stairs
Lot 27	Callaway	Demolition of residence
Lot 91	Richardson	10x12 shed on vacant lot

LAND USE – Patty Hannasch

- New trail maps have been laminated for the trail.
- Roadside cleanup is scheduled for 4/7/18 at 9 a.m.
- Trail cleanup is scheduled for 4/28/18 at 9 a.m.
- The land use committee is considering widening the trail near Pond Drive to help promote the use of the trails
- There is concern about the beaver problem. Ben Breedlove has been hired by some of the lot owners, but he has not had any luck trapping the beaver. David will check into a second trapper.
- There was discussion about a new sign at the dam as a future project.
- The land use committee is also considering a pilot program for leaf compost.

LAKE SAFETY – Larry Olson

Larry was absent. No report.

SEWER LIAISON – Kevin Niceley

Kevin reported there has been no issues at the WWTP.

Kevin checked the website for information on the sewer pumps in case of emergency. Some additional information will be gathered and added to the website in the future.

There is a need of additional shut off keys for the lot owners shut off valves. David will look into purchasing several additional keys that will be distributed to board members to have in case of emergencies.

OFFICE MANAGER REPORT—Beth Ann Dismore

Beth Ann completed a couple of winter projects: new lot owner files and cleaning out and sorting through the file room. There are still some older files that Brad is helping sort as he has time.

The sewer invoices were mailed March 1st. 152 of 261 sewer fees have been paid to date.

LAKE MANAGER REPORT—David Warble

Harrison Lake Country Club would like to include their membership information in our lot owner packets.

New gravel was added to the lot at the GLOA office/launch area.

The gas pump will be turned on Friday, April 13th.

There was a question about when to bill lot owners for sewer hooks for new construction. Peggy suggested we contact Brad about this. It was also suggested we should bill the lot owner when approval is given after their application is submitted.

David will handle the water quality and testing.

Submitted by:
Beth Ann Dismore
Office Manager