

**MINUTES OF THE GRANDVIEW LOT OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
May 17, 2018**

The regular board meeting was held May 17, 2018 at the Grandview Administration Building at 6:30 p.m. In attendance were Tom Schroeder, Peggy Voelz, Mike Breeden, Frank Reindl, Lisa Duret, Larry Olson, Steve Tadd, Kevin Niceley, Patty Hannasch and David Warble.

Guests: Scott Tanner, Barb Braun, Nancy Waller, Jim Riffle and Clay & Lisa Adams.

**President's Report—Steve Tadd**

Steve called the meeting to order. The minutes of the April meeting were approved.

Tom is looking at the GLOA reserve to determine if there are enough funds in the reserve. He needs to know how the reserve would be used. Discussion included: major repairs and replacements, emergencies, dam, silt and sewer lines. Reserves can be set up as one fund or multiple funds. Companies that perform reserve studies would inventory major assets of the association. The cost would be approximately \$7,000. After discussion the board agreed that the reserve would be intended to cover major repairs and replacements of major assets as well as funds that could be deployed for emergency repairs. The board also agreed that Tom should continue to look into companies that do reserve studies. This item would be considered for the 2019 budget.

**SILTATION PREVENTION – Peggy Voelz**

Peggy reported that Trib 1 is on target and planning to take sediment samples soon. Peggy and Frank met with the Land Use committee at their meeting. The committee had some suggestions that Peggy took back and discussed with AJ from Burke.

Tributary 2 – The committee is back to the drawing board on Trib 2—looking at previous reports done by Storrow & Kinsella and Sieco in previous years. Brad Arthur is assisting Peggy and will be meeting with Adam Engelau next week to discuss options. The Land Use committee also had some ideas and suggestions for Trib 2.

Replacement of Culvert in Tributary 2 - Danny Hollander, Bartholomew County engineer, has mid-June on his schedule to replace the culvert and repair the dip in the road at Trib 2.

**SILTATION REMEDIATION – Frank Reindl**

Frank reported that his committee has received a quote from PCI located in Wisconsin. Their quote is similar to the Dredge America quote. They are looking at dewatering sites at the WWTP or near the GLOA office. Their goal is to have three quotes. Encore from Louisville has visited, but not submitted a quote to date.

Burke is willing to help with permitting for the dewatering site.

**TREASURER'S REPORT – Tom Schroeder**

Tom reviewed the monthly financials with a couple of questions for the board. He asked if fish stocking will be done this year. Frank is getting quotes. Tom also asked about buoys. David is looking at purchasing additional no wake buoys in a different color.

A new account needs to be set up at Fidelity specifically for the assessment dollars. Check signers will be the same as the Fidelity account set up for excess dollars at Salin Bank with the addition of Peggy Voelz on the new account.

Insurance Renewal: Tom and David met with John Auld to review the insurance coverage.

- John recommended a 5% increase on the property policy which would be approximately \$1,500. Tom made a motion to increase the policy. The motion was seconded and approved.
- John is talking with the Cincinnati Insurance underwriters regarding the dam repair limit for flood risk and will be getting back with Tom on his findings. It was suggested that Dick Wigh from Regional Services might be able to provide some information on the amount that might be needed in case of an emergency.
- John noted that we do not have Cyber Crime Liability insurance. Tom and David are not recommending coverage at this time due to the limited exposure of GLOA vs. large volume retail.
- Special Events Coverage—A motion was made that the board acknowledges that the Garden Club, Yacht Club and Ski Club are clubs of the Grandview Lot Owners' Association, Inc. The motion was seconded and approved.
- Fireworks—The vendor, Melrose, has adequate coverage.

### **DAM AND LAUNCH – Lisa Duret**

- Lisa, David and Beth Ann conducted an inventory of the trailers and an email was sent to all lot owners. Several have responded or stopped by the office for stickers.
- The spring dam inspection was completed this week. We should receive their report in the coming weeks.
- Greg Volland began mowing the dam this week.
- Weeds will be treated by Aquatic Control at the dam. It was noted that there is also an area of milfoil between the spillway and the ramp that needs to be treated at the same time. David will be in touch with Nate Long at Aquatic Control.
- Lisa is continuing to make calls to update the contacts for the IEAP.
- Lisa and David will be attending a Dirt Conference on June 12<sup>th</sup> in Indianapolis.
- Larry Olson suggested a floating measurement device to measure the water level. Lisa will check with Dick Wigh.
- The board will discuss winter lake levels before the winter season.

### **ARCHITECTURE – Mike Breeden**

There have been four architectural approvals since the April meeting:

Lot 164	Margaret Powers	Replace existing dock decking
Lot 251	David Force	Refurbish existing dock
Lot 286	Ed Marcum	Refurbish and enlarge existing dock
Lot 20F	Blake Burke	New sun room and upper deck

David will be responsible for parking pad applications and follow up with lot owners.

### **LAND USE – Patty Hannasch**

Patty had a good turnout for the Trail Clean up. Letters will be sent to lot owners that have deposited leaves in the ditches.

The sign has been put up at Wayne's Bridge in memory of Wayne Truex.

Terry Rains has repainted the entrance signs.

Patty will be sending out a survey in the near future to all lot owners specifically asking about leave disposal along with a few other land use questions regarding the trails.

Frank asked if there were rules on guests fishing at the lake. He will do some research.

### **LAKE SAFETY – Larry Olson**

The Safety Patrol will be working the same schedule as 2017 with a few minor revisions.

Larry is recommending a boat safety video be added to the website specifically for speed boats and towing skiers.

Larry is working on a procedure for lot owners that have broken the lake safety rules. He will bring a recommendation to the June meeting.

Patty asked if the Sunset Hours could be posted on the website. David will send the information out by EZ-Text.

### **SEWER LIAISON – Kevin Niceley**

The WWTP is in good shape. There have been no problems over the past month.

David Force had a small break that has been repaired and documented at the GLOA office.

### **OFFICE MANAGER REPORT—Beth Ann Dismore**

The 2018 Spring Newsletter was sent on Tuesday, May 15<sup>th</sup>.

### **LAKE MANAGER REPORT—David Warble**

- The summer buoys are in. David placed the buoys.
- David has called Mr. Chalfant, Lot 47 regarding leaves that were in the ditch. He will be taking care of clean up.
- There is a boat trailer that needs to be moved. David asked if he needed permission from the board to move trailers when needed. The board advised that they are on GLOA property and they did not see a problem if trailers needed to be moved.
- There is a large rut along Grandview Drive near a new construction site. David has contacted the company and they will be repairing the shoulder of the road.

**NEW BUSINESS**

Lisa Duret reported they have had beaver damage. They called the trapper, but he discouraged them from paying him to trap the beaver since he has not had any luck trapping him.

Submitted by:  
Beth Ann Dismore, Office Manager