

**MINUTES OF THE GRANDVIEW LOT OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
November 16, 2017**

The regular board meeting was held November 16, 2017 at the Grandview Administration Building at 7:00 p.m. In attendance were Brad Arthur, Larry Olson, Peggy Voelz, Dave McClean, Frank Reindl, Patty Hannasch, Steve Tadd and David Warble. Kevin Niceley joined the meeting by phone. Mike Breeden was absent. New board members: Lisa Duret and Tom Schroeder were in attendance.

Guests: Jeff & Barbara Braun, Jim Riffle, Lisa Adams, and Nancy Waller.

**President's Report—Brad Arthur**

Brad called the meeting to order. He welcomed new board members Lisa Duret and Tom Schroeder and also recognized Steve Tadd on his re-election to the board.

The minutes of the October meeting were approved.

Brad discussed the annual meeting. He felt the meeting went well and was pleased with the results for the assessment and the 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> additions setbacks. Scott Tanner will be recording the changes for the 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> additions for both the vote to eliminate the 50-ft. setback from the lake for structures not including residence, that was approved earlier in the year and the modification of side setbacks from 12 feet to 5 feet for structures not including residence that were approved at the annual meeting.

Proposed board member assignments for 2018 were review and discussed. A motion was made to approve the board member assignments as distributed. The motion was approved. Board assignments follow:

Mike Breeden:	Architecture
Lisa Duret:	Dam and Launch
Patty Hannasch:	Land Use, Siltation control maintenance*
Kevin Niceley:	Water quality**, Sewer liaison
Larry Olson:	Lake Safety
Frank Reindl:	VP, Siltation remediation
Tom Schroeder:	Treasurer
Steve Tadd:	President
Peggy Voelz:	Secretary, Siltation prevention

\*After siltation prevention and remediation projects are complete this will include cleaning siltation ponds and overseeing dredging where necessary.

\*\*Water Quality includes testing for purity, weed control and preventing contamination form materials such as fertilizers.

All board members may be asked to take on special projects as they arise.

**SILTATION PREVENTION/REMEDATION – Frank Reindl & Peggy Voelz**

Peggy brought Lisa and Tom up to date on what has been done during Phase 1 of the Siltation Prevention project.

Phase 1 engineering of the project cost approximately \$39,000. The estimate for Phase 2 has been expected to cost \$50,000-\$60,000. The proposal for Phase 2 was just received before the board meeting and has come in higher than anticipated. Peggy has not had time to review the entire proposal, but has several questions for A.J. from Burke Engineering.

Peggy has been in contact with Danny Hollander, County Highway Engineer, regarding the culvert located near Trib 2. The county will be replacing this culvert. Peggy, Frank, Brad, and David met with Adam Engelau to discuss the projects for Trib 1 & 2. Adam has done work at Trib 1 in the past and has also cleaned the retention pond at Trib 1. He has several good ideas to consider.

Peggy plans to have a committee meeting to discuss the Burke proposal and follow up the meeting with an email vote for the approval of Phase 2. Phase 2 includes the final design, permitting and partial management. It may be late spring before Phase 2 can begin.

Frank explained the bathymetric survey and had slides showing the silt measurements and contours of the lake. He also explained the committees and their jobs. At this time, he has a team of six with two each working of a specific area. It is estimated that 13,000 cubic yard of silt needs to be removed. He hopes to have dredging quotes by February

#### **TREASURER'S REPORT – Beth Ann Dismore & Brad Arthur**

Financial reports were distributed to the board. It is anticipated the budget will break even at year end.

One area that need to be researched is the amount of money that need to be in reserve. Brad asked Tom to look into this.

There was discussion on when the assessment should be billed. The dues and 1/3 of the assessment will be billed January 1 with a due date of January 31. The sewer fees will remain the same as previous years—billed March 1 with a due date of March 31.

#### **DAM AND LAUNCH & SPECIAL PROJECTS – Larry Olson**

Larry reported that Dick Wigh from Regional Services has looked at the dam and all looks good. Dick's team will be checking the meters etc.

A notice will be in the GLOA Newsletter regarding abandoned trailers and boats.

The lake water is down 2"-3".

#### **Architecture – Peggy Voelz (in Mike Breeden's absence)**

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

The Lakefront and Overwater Structures (Architecture 003) revisions were sent to the board for review. A motion was made to approve the revisions. The motion was approved.

The colored architectural guidelines spreadsheet will be updated to include the above approved revisions as well as the revisions for the 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> additions once these changes have been recorded by Scott Tanner.

David has been checking on the current construction projects. He has not found anyone that is deviating from their plans.

#### **LAND USE – Patty Hannasch**

Three people attended the fall hike in October.

The committee plans to get bids from other landscapers for the maintenance of the three entrances for next year.

REMC has cleaned up the debris along Poplar Drive.

There was discussion about the disposal of leaves. Patty will ask her committee do more research on this and come back with ideas for the board.

### **LAKE SAFETY**

Kevin Bishop will be replacing the summer buoys with winter buoys as soon as the winter buoys are received.

David has checked the condition of the Safety Patrol boat. It is in good condition. In the spring he will check into having some graphics made for the boat possibly including the website and new logo.

### **SEWER LIAISON—Dave McClean**

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

The biggest issue continues to be excessive water at the WWTP after heavy rains.

There is a compressor that needs to be replaced. David is in the process of getting bids for the repair or replacement of the compressor. (Post Meeting Note: It has been determined to be cost effective to purchase a new compressor).

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

David and Beth Ann will be working on the Next Door app as a winter project.

The gas pump is closed for the winter.

David will be looking into the printout for the gas pump. Some lot owners have reported that they are just getting coded numbers instead of the printout saying "Grandview Lot Owner". Other lot owners say that their printouts do say Grandview. David will be doing research to solve this issue.

Harold Force reported that a manhole cover was missing on Bellsville Pike. This has been replaced.

### **OLD BUSINESS**

Peggy reported that Viewpoint Books had sold four of the Grandview History books for a total of \$80. She will pick up the money and take them a few more books to have on hand.

Brad reminded the board that the December meeting was changed from the third Thursday to the second Thursday, December 14<sup>th</sup>.

Frank recognized Brad and all the work he has done over the past nine years and what a pleasure it has been to work with him.

Brad asked the guests if they had any comments.

Barb Braun suggested making sure that new construction did not run their rainwater through the sewer. Lisa Adams reminded "Don't pay for dredging up front!"

Submitted by:  
Beth Ann Dismore  
Office Manager