

Minutes of the Grandview Lot Owners Association
Board of Directors
July 19, 2018

The regular board meeting was held July 19, 2018 at the Grandview Administration Building at 7:00pm. In attendance were Tom Schroeder, Peggy Voelz, Lisa Duret, Steve Tadd, Kevin Niceley, Larry Olson, Frank Reindl, Mike Breeden, and David Warble. Patty Hannasch was absent.

Guests: Jeff & Barb Braun, Clay & Lisa Adams, Jim Riffle, Steve Lienhoop and Nancy Waller.

Steve called the meeting to order.

President's Report:

The June minutes were approved as presented.

Steve provided an overview of the Jet Surf Boards and called upon the board to make a decision regarding their allowance on the lake. For the past one to two years, the board has observed and considered the allowance of them on the lake. In June the decision was made to observe and evaluate a little longer. There are currently three unstickered boards on the lake. Three options were proposed:

1. Allow and categorize them as PWC placing them under the same rules as PWC.
2. Do not allow them on the lake as they fall under no current category of water craft as identified in GLOA rules/bylaws.
3. Create a new category for them within the GLOA rules.

After discussion motion was made to not allow the Jet Surf Boards on the lake. The motion was seconded and approved.

Siltation Prevention: Peggy Voelz

Peggy provided an update on Trib 1 and 2. Tributary 2 pipes have arrived, and necessary trees have been removed. Danny Hollander of the county highway department is delayed in culvert replacement as he is short manpower. Additional work on Tributary 2 is on hold until these pipes are replaced, then the area behind the new culvert pipe will be cleaned up.

Tributary 1 pre-bidding meeting is Thursday, July 26th at 10:00 at the GLOA office. Twelve bidder invitations have been sent. The bidders will declare in person after reviewing the site, drawings, etc.

Time line:

August 9: Bids Due

August 9-15: Committee Reviews Bids

August 16: Bid Contract Awarded.

Next Steps: Peggy will bring the recommendation to the next board meeting and keep the board posed on progress over the next few months. David Warble will assist Burke in the oversight of the construction project in Tributary 1.

Siltation Remediation: Frank Reindl

Frank provided an update on the dredging project. Discussion over the past few months has been around Mechanical versus Hydraulic Dredging. After visiting and communicating with other lakes, who have completed dredging projects, and reviewing quotes from hydraulic dredgers further discussion around mechanical dredging ensued within the Siltation Remediation Committee. Two quotes were received from mechanical dredging companies. The quotes are relatively close in price and about 50% of hydraulic dredging. Board discussion followed.

Next Steps:

- Meet with Scott Tanner to decide upon next steps permitting with IDEM, contracting with company, communicating with lot owners, waivers, etc.
- Identify questions needing to be asked and clarified by Scott and dredging company
- Delineate between GLOA and homeowner responsibility.
- Communicate with Kevin Bishop and create a plan, process, and package for lift removal if needed/wanted. What would a package look like for lot owners?
- Review original Ballot wording (David will send this out to board members)
- Identify objective criteria for additional dredging. How can we most efficiently use the dredger while he is on site especially if we are looking at a surplus by selecting mechanical vs. hydraulic.
- Schedule closed meeting with Board, Committee, dredging company, and Scott.
- Schedule a Town Hall Meeting for August/September including the selected dredging company.

Frank would like to select the dredging company in August, move forward on attaining bids and selecting supplier for removal site, begin dredging as soon as possible so we are ready by Spring, and emphasized communication with lot owners is essential, we cannot communicate too much.

Treasurer's Report: Tom Schroeder

Tom reviewed the monthly financials and comparison to the 2018 budget. He is working on a preliminary 2019 budget, has contacted several board members about the bigger-ticket items and welcomes input. All lot owners are paid in full for 2018. Discussion around lake treatment and testing budget.

Next Steps:

- Clarify with Aquatic Control on the selection of testing time. Why are we testing a treating at the given times? -- David
- Contact Aquatic Control to retreat Milfoil. --David

Dam and Launch: Lisa Duret

Lisa reported that she and Bethan have worked on updating the IEAP contact information. Once completed it will be circulated. She also reported on updating Dam insurance after speaking with Ken Smith at DNR. Lastly, firework contract is up for renewal this year. Overall GLOA feedback was positive; negative feedback was due to uncontrolled variables. The broken bumper on gas dock has been repaired. The beaver is still around

Next Steps:

- Attend optional spillway training for board members – August 16 at 6:30pm.
- Contact John Auld and have him continue to quote increased flood coverage. – Tom and Lisa are pursuing
- Obtain bids for new firework contracts – David will pursue
- Contact Premier and Newton to clarify confusion on gas tanker load price – David

Architecture: Mike Breeden

Mike reported on the 13 building approvals this year three of which occurred in July. All were easy and mostly general property maintenance. After speaking to code enforcement, Mike reported all new residences must be inspected by and cleared by code enforcement prior to structure inhabitation. He provided an update on Lot 28 replat; in order for the replat process to begin, Steve needed to sign the initial paper. Lot 28 may move forward on requesting with the surveyor a replat.

Land Use: David Warble reported in Patty Hannasch's absence

Land Use survey monkey will go out later this month. Bill Burton is scheduled to begin cleanup Wednesday, August 25. The board discussed spraying around the lake by the County Highway and upcoming by REMC. Discussion was also held around lot owner's responsibility for roadside maintenance.

Next Steps:

- Send Patty any questions you would like for her to add to the GLOA Survey Monkey
- Inform lot owners via newsletter REMC will be spraying. Lot owners must contact them prior to August 1 to be a no spray area.

Lake Safety: Larry Olson

Larry reported on lake incidents. One lot owner has 4 infractions. This year no major incidents have occurred. Larry would like to look at common rule reminders for distribution to lot owners. These could be laminated and kept in boats. He will bring a list to look at in August. Clarification needs to occur on tubing hours/rules, holiday hours, and discrepancies from GLOA handbook to website.

Next Steps:

- Clarify website to match GLOA handbook
- Revisit and clarify tubing hours/rules and holiday versus weekend hours/rules

Utilities Report: Kevin Niceley

Kevin reported on the WWTP. The battery backup will be replaced by David after Columbus City Utilities alerted of its failure. The other alarm issue was due to a door sensor. The alarm company has been contacted to replace the faulty sensor. There are now 5 sewer wrenches.

Next Steps:

- Post on website where lot owners may find sewer wrenches.
- Select a safe spot for community sewer wrench considering where it will not get stolen.
- Ask Beth Ann about additional keys to the office

Lake Manger – David Warble

David reported on the capability to now post meeting minutes on the website behind the pass-worded area. Meeting minutes dating back to September 2017 Town Hall Meeting will be posted. The roof is leaking in the furnace room when heavy rains occur. The flashing needs repaired but a new roof is not necessary.

Next Steps:

- Post in the newsletter a reminder on how to access the pass-worded section of the website.
- Begin posting meeting minutes to the website
- Repair the roof.

Old Business

Letters have been sent to lot owners with dock/boat encroachments.

A succession plan needs to be put into place with for Frank and Peggy as their terms are expiring and they head committees deep in multi-year projects. New board members need to be considered.

Road signage is still out. Steve will look back at what Scott said about it and report back to the board.

All other old business is addressed within other reports.

New Business

Discussion was held around creating a lake directory. The board decided this would be valuable and as long as lot owners want to be included a directory will be pursued.

Next Steps:

- Create a survey for lot owners regarding interest and content each would like included in a GLOA directory.
- Generate a directory draft and estimated cost

The meeting was closed in due order and adjourned at 9:06pm

Submitted by:
David Warble
Office Manager