

**Minutes of the Grandview Lot Owners Association
Board of Directors
September 20, 2018**

The regular board meeting was held September 20, 2018 at the Grandview Administration Building at 7:00 pm. In attendance were Tom Schroeder, Lisa Duret, Steve Tadd, Larry Olson, Frank Reindl, Mike Breeden, Kevin Niceley and David Warble. Patty Hannasch attended by phone. Peggy Voelz was absent.

Guests: Harry Sanders, Jeff & Barb Braun, Lisa Adams, Jim Riffle, and Nancy Waller.

Steve called the meeting to order.

President's Report—Steve Tadd

The August minutes were approved as presented.

Steve discussed concerns he has heard from lot owners that the costs for the siltation project were coming in lower than anticipated and what would happen with the excess surplus. The amount of any such surplus, will not be known until the project has been completed which will not be before the spring of 2019. Steve stated that the money collected will be spent only for the purposes spelled out in the 2017 special assessment voting information. Any additional uses of the special assessment funds would require a member vote. In the meantime, the 2019 special assessment installment will be billed to lot owners. The dues were raised a couple of years ago to fund other silt related issues around the lake. A similar level of spending for such issues will be needed in 2019, thus no reduction in dues. Once the reserve study has been completed the board will have a better understanding of the amount that needs to be held in reserve. Each board member agreed with Steve on these issues and he will address these concerns in his letter to the lot owners that will be included in the Annual Meeting mailing.

Steve will be out of the country on the normal date of the Annual Meeting (1st Sunday in November). According to the By-Laws, with board approval, the meeting can be held within 90 days before or after this date. Steve discussed with the officers and all agreed it would be preferable to move the meeting to a date that Steve would be able to attend. A motion was made and approved to move the 2018 Annual Meeting date to Sunday, November 18, 2018 at 2:00 p.m. The meeting will be held at the 4-H fairgrounds. The new date will be advertised in the GLOA Newsletter.

Siltation Prevention—Lisa Duret reported in Peggy's absence

Peggy had previously sent in her reports and they were emailed to the board. She asked that if any board member had questions to email her directly.

Lisa reported that Peggy, Arlene Truex, David Warble and her had walked all of the tributaries. Lisa reviewed some of the work that will need to be done at each site. An area of some discussion is the finish work that needs to be completed at the site of the new culvert on Grandview Drive and also the cleaning out of all of the other culverts around the lake. Bill Burton did the roadside cleanup, but did not do the culverts.

Siltation Remediation—Frank Reindl

Frank reported that he does not have a signed contract with SRS dredging, but the contract is very close to being completed. Once an exit point from the lake is selected the contract should be able to be finalized. SRS has very good references and all of the lakes that Frank spoke with that had used their services were pleased with their work. Frank hosted a meeting prior to the board meeting for the lot owners that are in the dredging area to introduce the dredgers and gave the lot owners the opportunity to ask questions. The lot owners that would like the dredging to be closer than 5 feet from shore will be asked to sign waivers. They will also be given the option of removing their boat lifts for better siltation removal. A decision on whose expense the removal of boat lifts will be has not been made. The amount of cost involved will need to be determined before a vote can be taken.

Treasurer's Report: Tom Schroeder

Tom reviewed the financials for August and also the 2019 Budget.

The budget that was distributed to the board indicates a \$17,000 loss for 2019. After board discussion to adjust to a balanced budget, a motion was made to accept the 2019 Budget with the revisions that will be made by Tom to balance the 2019 budget. The motion was passed.

Dam and Launch—Lisa Duret

- Lisa reported that the removal of abandoned trailers may or may not be completed this fall.
- The fireworks contract with Melrose was approved, as recommended by David, for 3 years at a cost of \$12,000.

Architecture—Mike Breeden

Mike reported that he had one approval since the August meeting.

- Lot 300 Conner New Garage

Land Use—Patty Hannasch

- Patty reported that her committee has received an estimate of \$2,500 for replacement of the bridge at Trib 1. Lake residents will be providing labor.
- REMC will be spot spraying a couple of areas this fall.
- Patty asked the board for approval of a Pilot Project for leaf removal. A motion was made to approve the test pilot project and was approved. Patty will work with Beth Ann on the sign up for the project. Lot Owners will sign up for leaves to be vacuumed from their lots. Conor Voelz will be the contractor on the Pilot Project. The leaves will be disposed of at the overflow lot area near the WWTP. Conor will maintain the disposal site.
- The Fall Trail Hike is scheduled for October 20th with a rain date of October 27th.

Lake Safety—Larry Olson

- Larry reported that lot owners with multiple violations were sent emails and followed up with letters. Ten emails and letters were sent. A spreadsheet has been made of the lot owners that need to complete the lake safety test. The office will maintain the list and follow up with the lot owners in the spring, before the boating season, if they have not completed the test.
- Larry is recommending in 2019 that a courtesy letter be sent for every violation that occurs on the lake.

Sewer Liaison—Kevin Niceley

- Kevin reported that the WWTP has been working fine. A report has not been received since the latest large rain a couple of weeks ago.
- Wrenches have been purchased. Kevin and Frank each have one and there is one at the GLOA office.

Office Manager—Beth Ann Dismore

Beth Ann reported that she is working on the Annual Meeting mailing. Once she has received all of the information it will be completed and mailed after the October 4th deadline for board applications.

Lake Manager – David Warble

David reported that he had received an answer from the state on the fuel road tax refund question. A Marine Dealer's License is required to receive an exemption for road tax. Exemptions are only allowed for marinas on Lake Michigan and the Ohio River.

New Business

Harry Sanders addressed the board regarding porta-pottys and septic systems on the lake. This will be discussed in Executive Session.

Submitted by:

Beth Ann Dismore, Office Manager