

**Minutes of the Grandview Lot Owners Association  
Board of Directors  
December 13, 2018**

The regular board meeting was held December 13, 2018 at the Grandview Administration Building at 7:00 pm. In attendance were Jason Carroll, Jim Riffle, Tom Schroeder, Lisa Duret, Larry Olson, Frank Reindl, Kevin Niceley, Peggy Voelz, Mike Breeden, Steve Tadd and Patty Hannasch. John Cord called in.

Guests: Jeff & Barb Braun, Lisa Adams, Steve & Debbie Lienhoop.

Steve called the meeting to order.

**President's Report—Steve Tadd**

The November minutes were approved as presented.

Jason Carroll and Jim Riffle, new board members, introduced themselves to the board. All board members agreed to send Steve their role requests by the new year.

Outgoing board members, Peggy Voelz and Frank Reindl, were recognized for the many duties they performed and projects they completed while on the board and were given a memento. They each shared their appreciation for the many others that helped them with the projects they worked on.

**Siltation Prevention—Peggy Voelz**

**Tributary 1:**

- 1.** Changes to the contract with Force in the building of the new rock sediment barrier wall. The changes include:
  - a.** East side of proposed wall was 4 feet deeper than originally planned, 4 feet more concrete was poured and additional gabion rip rap baskets added
  - b.** Additional stone added behind east and west channel walls
  - c.** Rip Rap wedge on each side of weathered bottoms of the existing gabion baskets on sides of culvert pipe
  - d.** Due to adverse unforeseen weather conditions during construction period, contract has been extended into spring. Completion of finish grade, seeding, and stone behind the new wall will occur in the spring. Temporary coffer dam will be removed and finished in the spring.
  - e.** Constructed a temporary riprap channel from the sediment basin berm to the upstream side of the new gabion wall to convey overflows during the winter months
  - f.** Changes completed, Force will be back in the spring...contract extension date still in negotiation.
- 2.** Adam Engelau dredged the pond at Tributary 1. Adding Trash Rack behind the bridge and removing the temporary drive this week.
- 3.** Land Use Committee met on Dec. 5th - getting quotes for tree trimming and dead removal along 750 and Poplar drive
- 4.** Land Use replacing bridge

**Tributary 2:**

Adam Engelau cleaned out behind Tributary 2 and replaced the trash rack. Additionally, we will have him repair some of the work left by the County Highway Department including grading and seeding. Rip-rap has been placed at the bottom and sides of the culvert pipe (lake side). Adam moved and secured the 4000 lb barrier at the outlet of Tributary 2.

Land Use and Prevention Committee met on Monday, December 5th:

☑ Wooden gate to be added on the Tributary 2 access driveway.

☑ Security camera being investigated

**Other Sites to Be Addressed**

County cleaned out the ditch behind Lot 60-61. During the November 1st large rain, the ditch was working well.

Tributary 1 and 2 are first priority, and if weather holds, Adam will work on other sites that the Prevention Committee and Board approved at the October Board meeting.

### **Siltation Remediation—Frank Reindl**

We are getting the lake prepared for the Dredging Project that is to start by Jan 1, weather permitting. A summary of the recent activity follows:

- We have arranged with Deaton's Water Services to remove lifts in critical areas. Lot Owners have contracted individually with Deatons to remove lifts at a price of \$250 for removal and \$250 for placement back in the lake. A barge with a small crane/hoist was brought down to Grandview and for two days 21 lifts were removed. The removals were completed with virtually no damage. Every removal was witnessed by a member of the Grandview team (Gossett, Braun, Bush, Rogoski, Reindl) to assure all lifts were correctly identified and placed were the lot owner specified. Lots with unsuitable storage were stored on Phil Bush's lot. To date, only 2 lot owners have not arranged payment. Replacing rusty hardware or lost pads is HIGHLY recommended before the re-install into lake. Deatons will contact each owner.
- After many months of discussions, Lienhoops have decided not to allow GLOA to use their lot as an exit site. Liability issues were cited along with putting the home back on the market Jan 1. I totally understand the decision if they intend on marketing the home. A tough decision for both parties as we were weeks away from project start.
- Held the Pre-Dredge operations meeting Dec 5 with SRS, Adam Engelau and the Grandview team. We reviewed the disposal site and discussed modification to it. Adam will complete these preparations at a cost of approximately \$2,100. The potential exit sites were visited and Pippen's (Lot 132) was the lot of choice selected by both SRS and Adam. Thompson's was second choice and Bonebrake's lot was third choice. All 3 lots are vacant lots and owners are cooperating with us.
- We quickly contacted Jay Pippen again to discuss the lot and potential usage. We agreed to its use and offered the approved \$2,000 incentive. This lot will require much more preparation than Lienhoop's lot BUT less potential damage when we are finished. Adam is going to prep the lot next week at a cost of approximately \$12,000. \$4,775 was built into the contract and since we will be paying Adam directly, we will need a credit from the contract. Frank is talking with SRS to accomplish this contract reduction.
- Additional and larger equipment was discussed in order to get done on time regardless of the weather. With any weather delays it is doubtful that we could complete the project in April. Equally and maybe more important, larger equipment will mean a cleaner dredge. A wider bucket and a stationary dredge barge will yield a cleaner bottom in the open water. There may be a small increase in costs (\$10-\$15k) and we are negotiating that now.
- Lot number signs have been purchased and placed on each lot in the dredge area (lot 108a-lot 144) by Jeff and Barbara Braun and Phil Bush. These signs are coordinated with each of the lot owner's instructions in the book that will be given the dredge operator.

### **Treasurer's Report: Tom Schroeder**

Tom reviewed the financials for November. He reported that income and expenses are running favorable to budget and we are likely to be under budget for the year.

Tom requested and the board approved that current bank and brokerage account signatories, including Frank Reindl and Peggy Voelz, continue to be authorized until the end of January since additional bank forms are needed for new signatories.

Tom discussed his search for a firm to perform the "reserve study" in 2019 including results of reference checking, and his reasons for recommending Facility Advisors Inc. These reasons included a) better suited to an association doing a first-time reserve study, b) consideration and attentiveness to association input, and c) affiliation with our CPA firm for tax planning related to the study. Although not a deciding factor Facility Advisors' quote was significantly less than the other firm that was considered to be the next-best. The board approved proceeding with Facility Advisors Inc.

### **Dam and Launch—Lisa Duret**

- Presentation by Leif Willey of Aquatic Control regarding weed treatment. Powerpoint presentation addressed overview of Grandview aquatic environment and proposals for:

1. Selective Eurasian Watermilfoil Treatment and Survey  
\$615/acre e.g. 2016 - 4 acres treated - would be \$2,460  
2018 - 2.3 acres treated - would be \$1,414.50  
2018: \$1,380 (\$600/acre) paid 7/25/18
2. Emergent Vegetation Treatment along dam (in riprap) - 1 application \$815  
2018: \$815 paid 7/25/18
3. Native Vegetation Control - treat 7th addition x 2, late June + early August \$12,600  
Due to expected dredging, will not likely be necessary.
4. Entire shoreline - one time weed treatment - Leif feels this is not desirable from an ecological standpoint  
\$22,700 (@309 lots = \$74/lot)

The Board requested a revised proposal for the 7th addition areas that will not be dredged this winter. Additional proposals were requested for spot treatment of the lake shoreline and a fish survey.

- Dam inspection report, if available - The inspection was performed in late November. The final report has not yet been received.
- Repair of pump at base of dam - When Dick Wigh performed the visual inspection of our dam on 11/29/18, he noted that the pump at the base of the dam was running with only a little water coming out of the discharge pipe. He felt the float valve might be broken and recommended contacting Mitchell and Stark to schedule repair. I called them on 11/30/18 and Brad Robertson said they would check it out. Yesterday (12/12/18) I called Brad for an update. This is not a critical pump/drain but they will repair soon. In the meantime, I have been running the pump in manual mode every 3-4 days. It takes about 1 hour or more to drain the "chimney." Brad previously worked for the contractor that repaired the dam in 1997 and is very familiar with our dam and this pump.
- Lake level was about 1.25 above pool at noon today.
- Gasoline prices and information obtained regarding possible contracting.

I was contacted by Phil Bush on 12/3/18 regarding low gas prices at the time and his memory that John Anderson and Frank had looked into contracting for gas in the past. That day I called Bill Houze at Premier Energy to inquire. He said to get the best price they have been using a local supplier out of Seymour but unfortunately, they can't contract using that supplier. They can contract through their CountryMark distributor but the pricing will go up using CountryMark.

With a contract, we would estimate the amount of gas we would use in a year and pre-purchase that number of gallons. If we didn't use that many gallons we would still pay the full contract amount.

The gas we purchase is more expensive than at gas stations because there is no ethanol in the gas. This type of gas stores better and our underground tank maintains a constant temperature which also helps. On 12/3/18 the price for gas without ethanol was \$2.769/gallon while at gas stations it was closer to \$2.20.

Our tank holds 12,000 gallons. We currently have about 5,000 gallons left in our tank. The delivery maximum is 8,000 gallons and there is a price advantage to getting a full load. The least they can deliver is 7200 gallons without any upcharges. In addition, they can only fill our tank to 90% capacity (10,800 gallons).

Premier Energy records of Grandview Lot Owners Association gasoline usage (purchases):

2017	20,104 gallons (89 Octane No Ethanol)
2018	28,866 gallons (89 Octane No Ethanol)

Earlier this year Frank forwarded an email from Newton Oil Co. asking for the opportunity to bid. I will contact them to collect information regarding their contracting options. In the very least, we will get a quote from Newton when it is time to purchase gas.

There was discussion regarding contracting. Patty contacted her husband during the meeting who suggested we “let it float for now.” We will discuss again in the future.

#### **Architecture—Mike Breeden**

Mike reported two approvals since the November board meeting:

- 305 Hale New lakeside pavilion & decks
- 200A Mare’ 2<sup>nd</sup> story room addition

#### **Land Use—Patty Hannasch**

The Leaf disposal pilot project is now complete and all leaves have been vacuumed.

Patty has three different bids for tree removal for the two trees by Zellers and the 8 trees by trib 1 construction. She plans to go with Vertical Landscape, they were within a few hundred dollars and are local and can complete the work this winter.

#### **Lake Safety—Larry Olson**

No violations in the past 30 days. The lake summer buoys are officially out and winter buoys are in. One of the winter buoys is apparently on the loose and was last seen going in the direction of the 7<sup>th</sup> addition

#### **Sewer Liaison—Kevin Niceley**

Purchase of a 2<sup>nd</sup> new blower for the sewage treatment plant was discussed and approved pending a decision by John Cord based on additional information he expects to have in the next week.

#### **Office Manager—Beth Ann Dismore**

Board members should let Beth Ann know of any changes that need to be made to their section of the board books.

The January invoices for lot dues and assessment are ready to be mailed.

Beth Ann worked with the website support and worked out the problems with the website.

## **Old Business**

Items for the new Lake Manager:

- New green street sign for Summit & Poplar intersection
- Lot 205—numerous vehicles stored on lot (camper, dump truck, horse trailer)—This item was discussed. John Cord suggested looking at the GLOA lake rules and any changes that need to be made. It is much easier to change and update rules than the covenants.

Submitted by:

Beth Ann Dismore, Office Manager