

**Minutes of the Grandview Lot Owners Association
Board of Directors
November 15, 2018**

The regular board meeting was held November 15, 2018 at the Grandview Administration Building at 7:00 pm. In attendance were Tom Schroeder, Lisa Duret, Larry Olson, Frank Reindl, Kevin Niceley, and Peggy Voelz. Mike Breeden attended by phone.

Steve Tadd and Patty Hannasch were absent.

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

Frank called the meeting to order.

President's Report—Frank Reindl in Steve Tadd's absence

The October minutes were approved as presented.

Frank welcomed John Cord, new GLOA Lake Manager. John will begin at GLOA in January 2019.

Siltation Prevention—Peggy Voelz

Peggy reported that the work on Trib 2 scheduled to be done by Adam Engelau has been delayed by weather.

Clean out of the pond on Trib 1 is scheduled for this year. There are three issues with the progress by Force Construction at Trib 1.

- 1) The design of the wall needs to be corrected. Change orders were received by Peggy from Force Construction. AJ from Christopher Burke is reviewing the changes and will be getting back with Peggy. The change orders in the \$31,000-\$41,000 range are for added costs.
- 2) The November 1st rainfall overtopped and shifted the gabion baskets.
- 3) The culvert pipe has some moisture issues in the bottom. Peggy had Danny Hollander, Bartholomew County engineer, come to the site and look at the pipe. Danny has not gotten back with Peggy.

Peggy made a motion for board approval of the \$31,000-\$41,000 costs to correct issues that have come up with Trib 1 and to fix the gabion baskets around the culvert pipe. The motion was approved. Tom reported that there are excess special assessment dollars in the account.

Force Construction will have the work done before year end, but will not grade and seed the area until the Spring of 2019.

Siltation Remediation—Frank Reindl

Frank reported that 20 lifts are scheduled to be removed the week after Thanksgiving by Deaton's Waterfront Services. Frank and his committee of Jeff Braun, Phil Bush and Gary Gossett will be labeling each lift with the lot number and instructions for each lift. Deaton's hope to remove all 20 lifts in one day.

A temporary easement agreement for use of the Lienhoop's lot (Lot 122A) has been drawn up by Scott Tanner. The Lienhoop's lot is the initial silt removal exit site. A secondary exit site, Robb Bonebrake's vacant lot (Lot 88), may be used to complete the dredging project. Adam Engelau will be preparing the exit and disposal sites.

Utility lines will be marked on both of the sites along with the disposal site at the WWTP where there is a Texas gas line. Two bubblers have been purchased to help keep ice off the lake during the dredging process.

Lot line signs will be installed on each lot. A binder and map will be provided to SRS. Frank hopes to have a pre-meeting with the dredger the second or third week of December. The target date to begin dredging is January 1, 2019.

Lisa asked for clarification about special additional services provided by the dredger and dredging within 2-ft. After looking at the report included in the Annual Meeting mailing Frank will be clarifying this information at the Annual Meeting on Sunday, November 18, 2018.

Treasurer's Report: Tom Schroeder

Tom reviewed the financials for October. He reported that the operating budget is running favorable to the budget. Some things in the budget for 2018 will be deferred to 2019.

A Reserve Study is in the 2019 budget to determine how much money should be in reserve. Tom has checked on references on several companies that perform these studies and is ready to recommend a company, potentially at the December board meeting.

Dam and Launch—Lisa Duret

Lisa reported that the semi-annual dam inspection will be done in December. She also asked Dick Wigh, Regional Services, how often the spillway should be inspected. A video inspection was done in April, 2016 for a cost of \$10,070. Dick estimated a complete pipe inspection would be approximately \$70,000. Lisa also reported that Dick will not be renewing his engineer's license.

Dick was asked if divers should look below the water line. He did not feel it was necessary. He did recommend a monthly walk of the dam to look for any issues.

Lisa reviewed the Water Quality Report received from Aquatic Control. The conclusions were good—better than 2016. We should continue to test the water quality each year. Aquatic Control is recommending the association take over the cost of weed control instead of individual lot owners. Lisa will schedule Nate Long from Aquatic Control to come to a meeting in the future to discuss weed control and additional sites to check during the water quality study.

Architecture—Mike Breeden

Mike reported that he had only one approval since the October board meeting:

- 102 Schroeder Combined lakefront & overwater structure

Land Use—Patty Hannasch—Frank reviewed Patty's report in her absence

- The trail conditions are pretty good with Jeff and Phil continuing to maintain/cut the trees. There is one big tree that needs to fall before it can be cut. It is by the Poplar- Bellsville trail.
- The trail hike on October 20 had 7 people attend and 4 went all the way around.
- The deer hunt has harvested 5 so far with bows. Gun season starts the 17th.
- The leaf disposal project has started, has 12 people participating and so far is working smoothly.
- The beaver has staged more wood in the Orben's boathouse, has a bounty on his head, and remains number one on the most wanted list.
- A large tree near the launch area by the McCurdys was removed by Frank's Tree Service. He forgot to give me an estimate on the tree in the water by Zeller.
- Our committee would like to recommend that we have the lake take over treating the entire lake instead of individual lot owners treating their individual lots.
- We are working on guidelines to help keep the ditches looking better. One suggestion is that the Architectural Committee require a parking plan with each permit application so that the plan is not just to have crews park on the street. We also discussed the issues of removing the parking pads after the construction. Finally, we are considering the option of hiring a mowing crew to maintain the ditch side.

Lake Safety—Larry Olson

- Larry returned a jet ski to Lot 60 that had come loose and floated to several lots over the past couple of weeks
- The summer buoys have been removed.

Sewer Liaison—Kevin Niceley

Kevin reported that a blower has gone out at the WWTP. The blower had 19,000 hours on it. The blower that is working has 14,000 hours. The quote that he has received for a new blower including labor is \$11,240. The blower could be rebuilt for approximately 60% of the cost however, with the number of hours on the blower it was not recommended to rebuild. Columbus City Utilities also quoted a cost of \$32,000 for a whole new system which would be lower maintenance than the system we have at the WWTP now. The board has asked Kevin to get another quote. John Cord was familiar with the company that provided the initial quote and will work with Kevin on other providers.

Office Manager—Beth Ann Dismore

- At this time, we are approximately 20 votes short of a quorum for the Annual Meeting on Sunday, November 18, 2018. Lists were sent to board members to remind lot owners to return their ballots. Beth Ann will plan to pick up Saturday's mail at the post office to make sure all ballots are received. She will also come to the office before Sunday's meeting to check for any ballots that may have been dropped off at the office.
- A handout from Harrison Lake Country Club was provided for any new members for a winter dining special.
- Beth Ann asked for any board members to let her know if they had changes to their section of the board binders by the December meeting. She will be updating and making new binders for any new board members before the January meeting.
- Beth Ann will be in contact with the website support to attempt to schedule a time for instruction at the GLOA office.

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