

L.C.P.O.A MEETING MINUTES Monday, November 23, 2015 - 7:00pm

Pledge of Allegiance

Board members in attendance: Mike Olszewski, Ron Phelps, Paul Bates, Tim O'Neil, Dennis Blain, John Gosinski, Robin Schoeck

Board members absent: Coleen Crampton, Scott Dukate

Open discussion (members):

Harry Breniser, Bayview Shores: Wanted to know if when Sealcoating the parking lots at the parks if we could check on getting a supplier/applicator that uses a non-toxic material. We won't be having this done till the spring, so we are tabling the sealcoating until then. John said it will cost us more to do this but he will check into it if Harry can give the office names of applicator companies that will use the non-toxic materials. Harry said he will get us some applicator names.

Todd Wanty, Southern Shores: Wanted to know if we want him to continue doing what he did last year of giving tickets to fishermen parked at our parks without decals on their vehicles. The board agreed this was helpful & encouraged other members to question people that did not have decals to go into the office to obtain them.

OFFICERS REPORTS:

President: None

Vice President: None

Secretary:

Mike Olszewski asked for approval of the Regular & Confidential Minutes of October 26, 2015 meetings

John Gosinski motioned to approve the Regular & Confidential Meeting Minutes, 2nd by Robin Schoeck, all in favor, motion carried.

Treasurer:

As of October 31, 2015, the Lake Columbia Property Association had total assets of \$1,556,200. The Cash on hand as of 10/31/15 was \$712,560 of which \$379,900 is marked for Lake Management Reserve and \$109,784 is in reserve for the Dam. Granger lead expenses for the month with a Trash expense of \$20,057. There were no other significant expenditures for October other than normal operating expenses. The year to date expenses are on par with the 2015 allocated budget.

Robin Schoeck motioned to approve the Treasurer's report, John Gosinski 2nd, all in favor, motion carried.

OPERATIONS REPORTS

MAINTENANCE:

- Robin Schoeck reported the monthly inspection is fine, but the Gate was left open on Thursday. Reminder was made to make sure the gates are fully locked when leaving the area of the dam.
- Weeds have been removed from the dam area
- John has Rapple's bid & will get a couple of others before it can be done.
- Seawall at Archwood needs to be redone with stone around it because there is a lot of energy in that area & is lifting the wall up. Currently it is up about 14"-16".
- Dan does the spring & fall clean up at the parks. Scott Dukate's volunteer committee rakes the leaves, etc. out of the lake at the parks.
- The Complaints log was passed around to the board. There was one complaint about leaves at Nottingham Park and it was taken care of in Dan's fall park clean-up.
- There was discussion about getting Lawn Maintenance Bids. It was resolved that Dan was doing a great job and does many extra jobs for the association that isn't a part of his contract. It would not be easy to find anyone to do all of the things that he was doing. He has also said he would not be raising his rates.

John Gosinski motioned to keep Dan Bush on for the 2016 & 2017 years provided his rates remain the same. Dennis 2nd, all in favor, Motion carried.

- Johns meeting with the DEQ at the dam:
 - Karen Court - DEQ suggested we move the stones out of the permitted swim area to the south side of the boat ramp (where the swim area is now). We need to get a permit to move them & it will cost \$100 for permit. Once we move the stones we can put the swim area back to where the permit says it is. We should be able to move them with volunteers so it should only cost us the permit fee.
 - Dam - The permit to fix the dam was filled out wrong but it has since been resubmitted & we are waiting for it to come in. R & L informed John that they shut down for winter in 4 weeks, which would be December 9. We estimate the job taking 3-4 weeks. We will check with our insurance company to see if they have an issue with us not getting the fixes done by the end of the year.
 - Dredging - Before we spend much more time and money having the engineering firm come out, John feels we may want to get a better understanding of what the DEQ Representative conveyed to him at their meeting on November 4. The DEQ Rep indicated that they frown on permitting a big project unless it is going to fix the problem. He also said that they would issue a small permit of dredging 2,000 cubic yards and explained that would be for a 4' deep navigational channel that wouldn't hinder the stability of the shoreline seawalls.

COMMITTEE REPORTS:

- Building Control Committee Approvals: 1 screened in porch & 1 House

- Park Committee update - Tim O'Neil reported that the swings at Kelly Road have been installed. They discussed finishing Southern Shores for sure, possibly with a pavilion & some playground equipment. Last year they talked about doing something with Karen Court but decided against it due to the cul-de-sac issue. The Committee will meet in December to discuss what needs to happen so they can come to the January meeting with their proposal.
Water Quality Report - Nitrates were down in September, which is good. Eel grass was down in the fall. This may be something to do with the weather.
- By-Law Update - John A Dale, from the Deeded Restrictions Committee, reported that they voted to have Harry Breniser & Kathy Laird to be their representative (liaison person) to discuss & ask questions to the attorney. They will have their questions ready by Wednesday. Since many of their questions concern how the By-Laws are worded, we'd like to have their questions submitted as well.
Due to her other commitments at this time, Robin Schoeck would like to suggest that Harry Breniser & Bob Callison take her spot as the communications person with the attorney.
Robin Schoeck Motioned to pass her duties on with this committee to Harry Breniser & Bob Callison. John Gosinski 2nd, all in favor, Motion passed.
- Fish Stocking - Todd Wanty would like to get the association to use what's left of the Fish - Goose Control budget towards the stocking fund. They currently have \$3000 in donations and would need another \$4000 to pay for the needed fish stocking fee. There was discussion about having a Carp Fishing Tournament. We just need someone to chair this. Todd Wanty said he would help them out.
Dennis Blain Motioned to give \$4000 towards fish stocking this year. Robin Schoeck 2nd. All in favor, Motion carried.
- The proposed 2016 Calendar was approved with fireworks date being Saturday, July 2, with a rain date of Sunday, July 3. The Christmas tree pick-up will be January 16, the garage sale will be June 11 and Spring Clean-Up being June 18. There will be an Ice Fishing Tournament February 13 (provided the ice is safe), Memorial Day Tournament will be May 29 and the Labor Day Tournament will be September 4.

Miscellaneous:

- Action List:
 1. Signs at Castlewood & Somerset will be put up. John is having them driven in instead of dug in so they are less likely to be pulled out.
 2. We are waiting on Rappleye to fix pilings at Somerset
 3. Swing replacements at Kelley Road HAVE BEEN INSTALLED
 4. Scott Dukate's volunteer committee has cleaned up leaves & debris from shoreline at parks that needed it
 5. Dan Bush has done fall cleanup of leaves at parks
 6. Paul will take care of hole on side of Big Bedford bathhouse
 7. Ron submitted 2016 proposed budget and adjustments are being done
 8. John will talk to Kristy about getting Dam repairs done before the end of the year

9. Parks committee will get together in December so they can have the 2016 park improvement recommendations to the board for the January meeting.
- **Robin Schoeck Motioned to accept Ron Phelp's budget proposal changes. Dennis Blain 2nd. All in Favor, Motion carried.**

OLD BUSINESS:

We have been talking to Chad Hamlin to take care of the sewer pipe freezing issue. He gave us an estimate of \$400-\$500 for his costs plus whatever it would be to excavate.

Dennis Blain motioned to adjourn at 9:15. Tim O'Neil 2nd. All in Favor, Motion carried.