

Board Attendance:	Paul Bates	Dennis Blain	Dave Butski	Dave Dahl
John Gosinski	Thomas Crampton	Brian Knapp	Bob Callison	Malissa Trenkle

Activities Committee Report: The Boater's Safety Instructor only had 1 weekend available for us to offer the Boater's Safety Course this year April 21-22. Blain Motioned, Bates 2nd to approve them using the office again for this event then. All in favor, Motion passed.

Open Discussion:

Issue 1: Coleen Crampton asked if we will be doing bids for the docks, stairs & buoys & lawn care & if the entire board will have input & if the bids will be sealed.

Conclusion: John explained that is was on the agenda & the board will be discussing it then.

Issue 2: Coleen Crampton asked about Southern Shores & was concerned that it seemed to be the only park getting updates. Has it been decided what we will be putting around the sand in the parks?

Conclusion: John explained that Southern Shores does not have a boat ramp so other items have been put there to offset that cost. The hill on Southern Shores & sandboxes are on the agenda to be discussed under New Business.

Issue 3: Bill Elsesser asked about the garage issue on Archwood Circle & if anything had been decided.

Conclusion: It was explained that the board was going to revisit the issue in the executive meeting since Brian Knapp had some additional questions that he would like answered. Chuck Ponagai wanted to have someone or the office let him know what was decided.

Issue 4: Bill Elsesser wanted to know if it was possible to run a "net meeting" so other members can call in & listen or comment if they wanted to.

Conclusion: The board said we were not to that point with our technology as of yet.

Closed Open Session 7:20 pm

OFFICER'S REPORTS

President's report: None

Vice President's report: None

Secretary's report:

Blain Motioned, Gosinski 2nd to approve Regular & Executive Minutes from January 22, 2018 & the e-mail vote regarding changing the \$100,000 Flagstar Dam CD over to Old National because of the better rates; All in favor, motion carried

Treasurer's report:

As of January 31, 2018, the Lake Columbia Property Association had total assets of \$1,176,020. The Cash on hand as of 1/31/18 was \$661,791 of which \$378,940 is marked for Lake Management Reserve, \$100,000 is in reserve for the Dam and \$50,000 is in reserve for the Director and Liability deductible. The leading expenses during the month of January were the Granger Trash Service at \$17,949 for December service, Columbia Township for Winter Taxes at \$1,289, Columbia Township for Sewer at \$1,280.

Blain motioned, Trenkle 2nd to approve the Treasurer's Report. All in favor, Motion carried.

OPERATIONS REPORTS:

A. Maintenance:

- a. Monthly Dam report. Dam is in good shape

B. Complaints/Comments/Communications: The Complaint Folder was passed around.

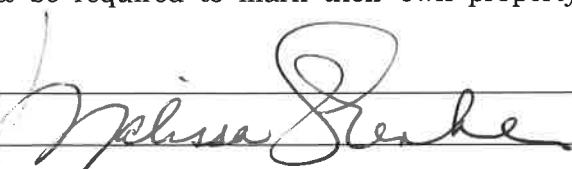
C. Committee Reports:

- a. Building Control Committee - Nothing new has been approved as of yet. John would like to propose that we not find members stakes for them, we should make them find their own stakes and have had a survey.

Blain Motioned, Gosinski 2nd that when applying for a building plan approval, members be required to supply a survey & be required to mark their own property lines. All in favor, Motion carried.

Approved by: Malissa Trenkle (Secretary):

Dated: March 26, 2018



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OLD BUSINESS:

A. Lake Management Update: A handout was given that contained a map & an article on Bio-augmentation. The board is looking at being more preventative instead of reactive to our lake issues. The reviews we have found is that we need to try to stop or slow down the nutrients from coming into the lake & this is at the entrance to the lake from Goose Creek. They are suggesting that we set up 4-6 dam filtration units at the Goose Creek entrance area. The cost for setting up these units would be in the \$20,000 to \$45,000 range. To get rid of the sediment build up in the area they are suggesting that we use a Thrusting Method where we push the sediment into the berm area that is next to the wetlands & delta areas. The Thrusters are a fan system that are placed down in the water to push the sediment/nutrients out of the channel area. Then use Bio-augmentation to dissolve & digest the nutrients in the delta & throughout the lake. Tom feels we are at the point that we spend money on the Thrusters. It will cost approximately \$15,000 for 5 Thrusters that will be placed from Lot 16 to Lot 34. Bio-augmentation products will cost approximately \$15,000 for the 1st year, 1-2 times per month. Water temperature has to be 50 degrees or warmer in order for the bio-augmentation to be effective so we won't need to deal with this until next month. One of the companies Tom has been dealing with let him use one of these thrusters off of his dock & at Tom Brown's dock. Before he put the thruster in at his dock he had 16" of water, after having it in for 48 hours there was 28" & moved everything about 2' away from the dock area. The goal is to only take the sediment down to the hard bottom of the creek. The bio-augmentation will not work as well in the faster moving water that is why we need to push it with the thrusters into the delta area.

Tom Crampton Motioned, Callison 2nd; to purchase 5 Thruster Units for \$15,000 to be used in this project & future association projects. All in favor, Motion carried. Tom will check with the DEQ to make sure doing this will not be a problem. Tom will make sure that the thruster is being place where the association will not be charged for its electrical use.

B. Sale of Back 30+ acres: The owners of the road access off of Turk want us to pay \$7500 for the Right-of-way so we have access to the 2.5 acres that we would like to keep. Brian Gough estimated that the 2.5 acres was worth in the area of \$15,000.

Bates Motioned, Blain 2nd, that we sell all of the property instead of keeping the 2.5 acres for dumping, All in favor, Motion Passed.

Bates Motioned, Blain 2nd, that we have Brian Gough list the property for \$189,900, All in favor, Motion carried. It was decided later in the meeting that if whoever purchases this property wants lake rights, we will include Lot 210 of Southern Shores in this sale.

C. Scopes of Work for Lawn, Docks, Steps & Buoys: The board discussed the pros & cons to letting anyone bid and, decided we would be better off to only invite 3 companies that we believed would be able to perform the jobs. It was decided to put lawn care as one bid and the Docks, Steps & Buoys as another. Appendix B will be added to the Docks, Steps & Buoys Bids. The companies to send bidding for lawn care are: Dan Bush, Kirk Services & Underwood. The companies to send bidding for Docks, Steps & Buoys are: Dan Bush, Kirk Services & Knutsons.

Blain Motioned, Bates 2nd, that we put the Lawn Maintenance, Docks, Steps & Buoys items out as 2 separate bids. If 1 of these companies decides to not bid we will just use those who bid to make our decision.

D. Weed Control quotes: If we are keeping consistent we need to be getting a scope of work for weed control. Brian Knapp said he would work up the scope of work for it.

Blain Motioned, Knapp 2nd that we get 3 bids for weed control.

E. Cameras for Parks: Brian Knapp checked into prices for camera surveillance through Comtronics at the parks. Here is a list of how many Comtronics suggested and the cost per parks: Waverly, Castlewood & Southern Shores Parks should each have 4 cameras at \$1,612/Park; Big Bedford Park should have 3 cameras at \$1,527, Nottingham, Somerset, Karen Court & Grand Pointe Parks should have 2 cameras each at \$1,349/Park for a total of \$11,759 for all parks. These prices

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include all wiring & installation for the cameras. **Blain Motioned, Bates 2nd** that we try them out at Waverly Park before we do it at other parks, All in Favor, Motion Carried.

NEW BUSINESS:

- A. Marlboro Court Property (Parker):** In the Shore's Dedication for Holiday I, it states that "all lots numbered 160-207 extend to the waters' edge of Lake Columbia" & since they are asking to build into this area they are asking the association to send them a letter acknowledging that we are aware of this new survey split and verbiage and that we are ok with it. Once we get the info we will take care of it.
- B. Goose Round Up:** The board agreed to do the nest destruction again this year.
- C. Park Improvements:** The board discussed planting ivy on the hill at Southern Shores Park & they discussed installing sandboxes for Castlewood and other parks.

Adjournment: **Blain motioned, Bates 2nd**, all in favor, meeting adjourned at 9:31 pm.

Approved by: Malissa Trenkle (Secretary):	
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