

MINUTES

Monthly Meeting February 16, 2008 Elk Lake Property Owners Association

Attendees

Board members: Tom McHugh, Kae Crenshaw, George Schneider, Mike Poland, Doug Koo, Cheri Fredelake, Tom Goldschmidt, Ed Grady and Don Hoop. Bernard Mardis had provided prior notice that he would not be in attendance.

Personnel: Doris Thomas, David Duncan

Guests: Ken Dalmau, lot 212, and Joe Williams, lot 400.

Meeting Called to Order

President Tom McHugh called the meeting to order and led the Pledge of Allegiance and prayer.

Issues from Members

Ken Dalmau described an altercation between himself and David Duncan. Tom said his comments would be considered when the issue was discussed in executive session after the meeting.

Secretary's Report – Bernard Mardis

It was noted that in the discussion of the dam, the figure of \$800 should have been \$8,000. A motion was made by Tom Goldschmidt, seconded and passed unanimously that the minutes be approved as amended. MI

President's Report – Tom McHugh

- The board received a thank-you note for the get-well card to Tom's wife, Barb. Tom said he and Barb enjoyed the enclosed gift certificate to Red Lobster.
- Tom said he had recently learned that Robert's Rules of Order do not require that the person who seconds a motion be noted when the motion is recorded. The motion should be recorded as who made it, that it was seconded, and then a vote count.

Treasurer's Report – Doug Koo

- Doug said he and Doris were trying to work out a bug in the financial software that incorrectly shows fixed assets depreciation, which affects the balance sheet.
- Doug was asked if the association was meeting anticipated expenses with its present dues structure, and Doug replied that he would have to see how the dues come in. Doris reported that there were 392 members, and 179 have paid their dues so far.
- Doug recommended that Doris receive a 5 percent increase in her salary, since it had been two years since she had had an increase. Doug made a motion, which was seconded and unanimously approved for Doris to receive a 5 percent increase. MI

Maintenance Report – David Duncan

- Gravel along the spillway was fixed, and a plastic barrel was removed from the tunnel in the spillway. It was noted that landowners need to be warned to keep an eye on their barrels, since they are capable of completely blocking the spillway opening.
- Bids were being received for dumpsters, and the area still needs to be cleaned regularly.
- The diesel tank has been painted.
- The roads have been graded to remove snow and ice, and cinders were scattered three times. David noted that they would no longer grade in the dark, which is too dangerous.
- Limbs and trees were removed from the reservoir twice.

- **Asplundh** left a ditch full of limbs, and he will call **Asplundh** to remove them. He also noted that chips in the piles at the dump area are for use by members also.
- When the weather warms, he will build the handicapped ramp at the lodge.

Committee Reports

Building and Grounds – Don Hoop

- Mr. Anderson wants approval to build a boat dock on the association's lot 1159. He also is asking if the association can cut a cart path to the dock if he provides materials. There was a lengthy discussion of the board's policy on this issue, specifically on cutting the cart path, overnight docking, building permit and liability. Don will look into this request more closely and report back to the board at its next meeting. At that time, the board will address its policies regarding boat docks on association lots, possibly revising the Bluebook, and making sure members are aware of the policy.
- The new signs for the men's and women's restrooms have been put up, along with the door closing brackets.
- There is need for an equipment shed, since the new mower won't fit in the building and it, along with other equipment, needs to be out of the weather. Joe Williams said he would give Don the quote he received last year of \$3,200 to add a 16' X 48' shed across the back of the red building with sliding doors on the end facing the gate.
- There was discussion about removal of the island flowerbed in front of the guard house to provide more room for large vehicles. Don will check it out and see if it can be easily removed.
- Tom Goldschmidt provided estimates for new lighting of the pavilion. He recommends six outdoor commercial-grade fluorescent fixtures, which would cost \$75 each. Tom will talk to Ron with the Sportsmen Club, which has offered to pay for the lights.
- Gary Brown Building Permit application, that was approved last month, remains as an addition fee.

Lake and Dam – George Schneider

- George wants to be more proactive in strengthening the dam, instead of just reacting to problems, and to utilize low-cost solutions. He plans on having two inspections done each year, and he plans to inspect it himself each month. He's developing a checklist for his inspections. He provided photos from 1984 to the board, which show that the leak below the spillway is no worse today than then. He is trying to find information on what's been done to the dam from 1992 to the present.
- He recommends using bentonite, which expands to 16-18 times its size, to plug holes at the whirlpools near the Wiggs' property and between lots 6-7. He thinks he will need around 50 bags at \$8 each, and he wants to try it as soon as the water level is lower. A motion was made by _____, seconded and unanimously approved for the money to be spent. MI
- Trees and other large plants need to be removed from dam areas, because roots allow water to move through. David will help him.
- George wants to inject concrete for seepage control, and he's going to ask Dwyer for a bid.
- Existing erosion between the cap and the old spillway needs to be corrected.
- The dam was supposed to be inspected in February, but he has been unable to reach the inspector. He was advised to go to the appropriate office to set up the inspection.
- Cheri is going to provide the emergency plan previously developed, so George can ensure we have one on file.

Legal – Doug Koo

- The board has legal assistance in the foreclosure process of lot 705. ELPOA hopes to make money selling the lot.

- There is no new information on the Melvin Duvall situation, other than a recent invoice received for legal services in the amount of \$229.60.
- Don will send a letter to Wanda Price, lots 92-94, asking if she plans to improve the property, replacing windows and mowing, but it was noted that a letter was sent last summer with no results.
- An old car needs to be removed from the Batten's, lots 448-450, property, and there is inappropriate stuff on the porch of an A-Frame. Both will be addressed.
- Tom will focus on the upkeep of property in the next newsletter.

Long-Range Planning – Tom Goldschmidt

Tom recommended a “wish list” be developed that focuses on the highest priority issues, such as the dam, roads and changes to the entrance. Then the ELPOA can start saving money towards long-term solutions. The survey of members and the previous board’s top priority areas will be utilized in developing the long-range plan.

Membership – Mike Poland

- The owners of lot 1181 were approved previously by email to give back their property with no incurrance of legal fees to them. They are current on dues. A motion from Cheri, which was seconded and unanimously approved. MI
- George wants to put Welcome bags together for new members, and to distribute at the gate to current members, that would contain an information sheet with the boating rules and other information new members and others need as reminders, as well as bookmarks and other free items he had received from the U.S. EPA and other agencies he had been talking to.

Roads – Cheri

- Work is being done on the road one mile at a time, but clogged culverts under driveways are causing major problems in completing the work. One property owner dumped a load of topsoil over the culvert, and it costs about \$75 for ELPOA to have each culvert cleaned out. There was agreement that if the property owner had caused the problem, as in dumping topsoil over the culvert, then he/she should be responsible for fixing it; otherwise, ELPOA would fix the culverts. David and Cheri will identify problem culverts. A motion was made by Tom Goldschmidt and seconded for Cheri to draft a letter to send to property owners, to have an article in the newsletter, then to send the letter to targeted owners explaining that they have 30 days to fix the culverts, or after 60 days, ELPOA will fix them and charge the property owner \$75. The motion passed eight to one. MI
- There was discussion about the purchase of a backhoe to attach to the tractor, and Joe Williams offered to look into the cost.
- Don and George will attend the seminar in Pennsylvania on road treatments, funding approved at the January meeting.

Security – Kae Crenshaw

- Kae said the list of names of those eligible to write passes, but who are not the owner or his/her spouse, was out of date. After discussion, Kae agreed to create a new form for members to list those approved to write passes – which must be children living at home between 18-21 years of age – and for members to sign their names on the form as authorization. The form will be distributed with the March newsletter. There are special circumstances where a property owner can designate someone else, but these requests are individually approved by the board.
- Jackets are finished for the guards and embroidered at \$3 each by the high school. Name tags with photo were created for \$2 each, and the lanyards to hold them were donated.
- Incident reports:
 - Jan. 16 – A property owner called 911 about water problems.

- Jan. 18 – A state trooper responded to the security alarm on the Tom Schade property.
- Jan. 20 – A former board member fell at the mailbox but refused to write up a report.
- Jan. 21 – Danny Duncan was given a note for driving too fast.
- Feb. 1 – Harold Setser complained that children with ATVs were driving on the frozen lake, but upon investigation, they were along the edge, not out on the lake.
- Feb. 5 – A chainsaw was stolen from the crawlspace at lot 1154. The tape of who came in and out of the gate was reviewed.
- Feb. 5 – Ruby Shoemaker complained that Ed Grady tore up the road with a truck full of rock.

New Business

- George will try to get a new American flag.
- The spring cleanup is scheduled for April 26, and a notice will be in the newsletter, also stating that it's free dump day. The board also agreed to TRY to assist owners who needed to have something removed but who were unable to do it themselves.
- Joe Williams said he could get Thompson's water sealer in dented cans for \$5 each. A motion was made by Cheri, seconded and unanimously approved for Joe to spend up to \$100 on it. MI
- Don will talk to Bob Risch about renewing his contract for the marina. The contract will be amended to specify that the store will be open at certain times, and members will be notified of those times.
- David said there is a problem with the circuit breaker at the gas pump, which keeps kicking off. Tom Goldschmidt will look at it.
- Kae said Julie found a company that will host the website for \$30 a month. A motion was made by Kae, seconded and unanimously approved for Julie to recreate and maintain the website at a cost of \$30 a month. MI
- Doris reported that we have five fewer paying members due to them giving their property to current members.

Announcements

- Articles for the newsletter are due Feb. 25.
- The next meeting will be March 15 at 9 a.m.

Adjournment

The meeting was adjourned at approximately 12:03 p.m.