

LAKWOOD VILLAGES LAKE LOT OWNERS ASSOCIATION BOARD MEETING

November 21, 2016

President Welch called the meeting to order at 7:00 p.m. Roll call was taken, and 7 of the 9 board members were present (absent were Frill and Hoy). Also in attendance were homeowner Terry Franks (who had been a point person in earlier seawall engineering work), attorney Andy Simpson of Farnham and Simpson, and engineers Jim Olmsted and Greg Perry of Olmsted & Perry Consulting Engineering. After a motion and second, the minutes of the last meeting (7-11-16) were approved.

REPORTS:

1. Jim Olmsted summarized the current status of the seawall work. He stated that the geotechnical study (all board members had received a copy earlier for their review) indicated very unfavorable soil conditions for the seawall. While the study wasn't totally conclusive, in that only 10 samples were taken, it appeared that much of the soil was fill with low ability to effectively hold a seawall in place, and thus longer seawall panels would be needed in order to be effective. A number of questions were asked about the specifics of the report, with answers provided by Jim. One point of discussion dealt with how seawall replacement would proceed, should such occur. The consensus of the attendees was that it would almost certainly have to be done from a barge, since doing it from the shoreline would destroy backyards (and heavy equipment may be prone to sliding into the lake), and draining the lake would require a dry lake bottom (which would necessitate a drying-out time frame and keeping water from entering the lake bed). As far as next steps, Jim noted that a lake and shoreline topography study was needed to further provide information before any further determinations of seawall requirements could begin.
2. With regard to the topography survey, the board had previously approved spending up to \$7,500 for Olmsted & Perry to pursue such a survey, and they had already performed the shoreline part of topography survey. But, before they could pursue a topography mapping of the lake bottom, the homeowner association asked about trying to use previous similar work performed by Farmer's National. Greg Perry let the board know that work wouldn't be usable (it wasn't detailed enough, and it couldn't be coordinated with the Olmsted & Perry mapping). Given that the shoreline topography work was completed more easily than originally expected, and that Olmsted & Perry expected the lake bottom mapping to be completed more easily also (with a more exact estimate of \$5,500 total), the board voted to approve Olmsted & Perry performing the lake bottom mapping. After the lake mapping was completed, specifications could be prepared, and then bids could be requested. Olmsted agreed to try to get ball park cost figures from contractors after the lake mapping was completed, and before any further commitments were made. It was noted that such mapping would also provide the association with information about the possible need for lake dredging. Expected engineering costs, once the project was begun, were to be a fixed percentage of build costs.
3. Andy Simpson reported on legal ideas regarding the seawall cost. He noted that he was investigating possibilities in this regard, and would provide more info at our next meeting.

4. Secretary/Treasurer Mark Schreier reported that the association had \$51,620.58 in checking and \$100,089.61 in savings for a total of \$151,710.19.
5. President Kathy Welch had recently been elected to the SID Board, and she provided a quick report on SID issues, included trash collection, walking trail repairs, access to tennis courts, etc.
6. Secretary/Treasurer Mark Schreier reported that progress was being made regarding the website update, but no “go live” date had been set. A discussion was held on what information to include on the website.
7. No issues were reported regarding the Rules Committee.
8. Joe Stangl reported for the Environmental Committee. A water quality survey indicated that the lake water quality was still very favorable in spite of the geese (and the associated choliform issues). While drinking the water directly wasn’t advised, swimming was still reasonably allowed.

NEW BUSINESS

The next meeting was set for Monday, December 19th at 7:00 at Kathy Welch’s house.

Respectfully submitted,

Mark Schreier, Secretary/Treasurer