

Lake Dam Committee July 2024 Meeting Minutes
29June2024

Call to Order - Meeting called to order at 9:30am.

Roll Call Committee Members: (P)=Present; (A)=Absent; (E)=Excused

Lou Jackson (P)	Teddy Lovgren (P)	Deanne Landsverk (P)
Dennis Muretta (P)	Jarred Foss (P)	Duane Landsverk (A)
John McRoberts (P)	Pat Paradise (A)	Dave Kohler (P)
Maureen Glenn (P)	Brian Smith (P)	Karen Kohler (P)
Steve Glenn (P)	Kelly Wieland (P)	Hannah Landsverk (P)
Joel Gray (P)		Erik Landsverk (A)

Guests: John Ingemi 3-244, Dan Bussler 5-92, Leanne Milligan 3-155, Mark & Evan Sorensen 3-89,
Mike Jensen 1-59, Mark Hendricks 3-32, Chris McMullen (LLCC Water Mgr)

Chairperson's Opening Comments: Teddy Lovgren

Teddy has a hard stop at 11:30am. Kelly Weiland volunteered to take meeting notes – Thanks Kelly!

Meeting Minutes approval

Dave proposed, Karen seconded a motion to accept the June meeting minutes. Teddy recommended a minor edit to remove Tim Reber (erroneously listed) from the Guest attendees which was accepted. The Committee unanimously approved the amended minutes. [\[see Attachment 1 \]](#)

Correspondence – Aqua Technex weed treatment Proposal and Loowitt Inn Island Erosion Stabilization Proposal will be addressed under Subteam Report status below by Brian and Joel respectively.

Motions to the Board Status – Board approved motions: 1) the Vessel Re-registration of Kohler (01-041) 20 foot competition ski boat exception and 2) Posting of the Re-registration Notification/Plan to the LLCC website. Motion 3) Request to expedite the Vessel Re-registration approval process, a designate and backup be named to review and approve these requests on behalf of the Board; was not Approved.

GM REPORT: A GM report was submitted including budget actuals Cum to Date and Data Logger readout June 24 – June 28. Work Order log was previously distributed to Lake Dam members.

[\[see Attachments 2,3 4 & 5 \]](#)

Parks Report: Maureen and Steve – Parks look great. No lock or handle on ADA bathroom at Log Toy; Gerardo is working on the lock. Old Lyme has delamination on a metal park bench (Dennis/Steve to investigate). [\[see Attachment 6 \]](#)

Docks/Floats Permits: Teddy – None.

Boat Registrations: Lou – 16 applications submitted. All approved except one that is pending a registration update. Pending applications will not be reported to the board. Completed applications will be reported to the board and will be added as a supplement to the meeting minutes Boat Registration status list. Action: Lou will coordinate posting a message to the LLCC website encouraging members to add division/lot numbers to water toys, etc. [\[see Attachment 7 \]](#)

LD Action Item List: Teddy - Reviewed action items and status updates. [\[see Attachment 8 \]](#)

SUBTEAM REPORTS

Long Term Lake Health: Brian - Meeting with Lake Advocates (LA) to review Team comments on both of LA's reports (Bathymetric Survey of both lakes and Cranberry Creek Stream Walk results) and to discuss additional water quality measurements and sampling pending candidate dates/times from LA.

Weed Control - Aqua Technex (AT) proposed treatments (using Aquasol vs Diaquat) which were more expensive and a different chemical than previously used. AT's proposal was sent to Lake Advocates who had concerns about safety of new chemicals. . A meeting was held with LLCC, LA and AT which reviewed and resolved these concerns. Aquasol will be used in a limited capacity in Lake Limerick and Diaquat will

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be used in Lake Leprechaun to treat pond weeds. Treatments will happen after July 15th. Both lakes will receive three treatments. AT will mail and post notices as in the past.

Parks Improvement: Dennis – Restroom updates continue (sealing of floors, interior/exterior paint). Issues with Log Toy ADA Restroom locks are being addressed with the supplier.. There was discussion on whether to designate restrooms as Men’s and Women’s as in the past or change all restrooms to Unisex. The Committee’s unanimous recommendation to the GM is to replace M/W signs with Unisex signs. There was also discussion about the non-standard doors installed at Way to Tipperary and the GM’s reluctance to replace them with the approved steel doors installed at all the other Park restrooms. Dave made a motion, seconded by Lou to purchase and install steel restroom doors at Way to Tipperary as previously budgeted and authorized. The Motion was unanimously approved.

**** See Motions to Board ****

Lake/Dam Operations: Joel – Inn Island Bridge Repair/Replacement: Per Chris, Gerardo will purchase the material to replace the guard/handrails and decking boards with ECD of Aug 31. Ken Martig has provided a proposal for \$7,750 to perform a trade study to recommend a long-term plan to Rebuild or Replace the Inn Island Bridge. Funding for this study is included in LD’s FY 2024/25 Projects Budget.

Inn Island Shoreline Stabilization (previously known as Inn Island NE Section Repair) – Lake Dam initially received a proposal from RH2 for a shoreline stabilization study. RH2 subsequently recommended directly contracting this study with Loowit Consulting (as a cost savings). The Phase 1 work scope consists of assessing regulatory requirements, site mapping, developing design options and preparation of a Pre-Application Conference (permitting) package for submittal to Mason County. Loowit has submitted a \$4,750 proposal for this Phase 1 effort. The cost for this effort is included in the current Operations Expense budget. Discussion ensued regarding whether Board approval was required to authorize the contracting for this effort. Dave made a motion, Dennis seconded to request the Board sign the contract with Loowit Consulting for \$4,750 for Phase I - Inn Island Shoreline Stabilization. The Motion was unanimously approved.

**** See Motions to Board ****

Lake Buoys – The recently purchased 15 buoys have been installed. Joel and Mark Sorenson will work with Gerardo to ensure all buoys are placed in the appropriate locations. Plan is to paint approximately 30 of the old buoys. Still having Issues with the Hobo data loggers (incomplete readouts, etc.) and facilities has been requested to investigate.. LD will also discuss data logger challenges with Lake Advocates who provided original supplier recommendations.

OLD BUSINESS:

1. Special Projects Manager – pending org restructure; Teddy will discuss with new General Manger.
2. Network Drive for Committee Use – discuss with new GM
3. Lake Shore Compliance Audit – A volunteer is needed to lead/manage this effort. Audit will be based on rules contained in the By-Laws, CCRs and Declarations in regard to the shoreline.
4. Inn Park Sport Court Improvement Proposal Update – Mike Jensen from the Sport Court subteam recommend proceeding with a lower cost update to the Sport Court that would encompass making minor repairs to the court surfaces pending a plan and Board approval for a total court replacement (estimated at \$200K plus). Teddy pointed out that we currently have \$5400 in the LD Operations budget for sport court repairs (filling cracks, etc.). Brian reminded the committee that a PAR is required to proceed with any updates to the Sport Court. Mike Jensen has the action to develop a PAR (Dennis will assist) for two lower cost options for resurfacing the sport court.
 - Option 1 Move pickleball courts away from major cracks and reseal/restripe the courts.
 - Option 2. Repair major cracks and reseal/restripe the court surface.

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5. Park Host Status – Dave: We are continuing to experience problems at our parks with some escalating visitor confrontations requiring Sheriff Deputy intervention. Park Hosts have noted that there are no patrols by the current Security service. Dave provided a proposed Motion to the Board for increased Security Patrols aimed specifically for the Park with a background/rational explaining that historically Security has patrolled the parks often accompanied by the Park Hosts. Dave made the motion, Teddy seconded, requesting that the Board re-institute Security Patrols of all 7 parks during the Summer season. After discussion by the Committee the motion was amended to identify the summer months (May thru September) and recommended 11 hours per week patrolling all 7 parks Friday thru Sunday plus holidays. The amended motion was unanimously passed.

**** See Motions to Board ****

6. FY 2024/25 Budget Status – The committee reviewed the Budget Subteam’s latest proposed budgets for Operations and Projects. A few adjustments were made to the Projects budget items. Dennis made a motion, Dave seconded to approve the Operations and Projects budgets as modified by the committee for submittal to the Board. Unanimously approved with one abstention (Brian Smith).

[see Attachments 9 & 10]

NEW BUSINESS

1. Updates to Vessel Registration Procedures & Forms and Lake Rules & Guidelines documents – The Board did not approve our Motion to the Board to designate a Board Member to approve Competition Ski Boat length exceptions. Therefore Dave, Dennis and Teddy proposed an update to both of the procedures (referenced above) removing Board approval. The redline changes were reviewed by the committee. Dave made a motion, Dennis seconded, to accept the procedure updates and request the Board approve the updated procedures. Motion was unanimously approved.

**** See Motions to Board ****

Guest/Other Input – Leanne Mulligan requested that the No-Wake sign located in the Bird Sanctuary be moved closer into the entrance of Bird Sanctuary and add another No-Wake sign further into the sanctuary. Discussion ensued on how to encourage HOA member who live on the lake to remove water lilies from in front of their homes. Joel will coordinate moving the N/W buoy and add the request to purchase of another N/W buoy on the Work Order log. Joel will coordinate advertising the pulling/removal of water lilies.

Review of Commitments & Action Items: See Action Items

Review of Motions to the Board: See Motions to the Board below.

Motion to Adjourn: Teddy made a Motion to adjourn, Joel seconded, the motion was unanimously approved; meeting was adjourned at 11:39am

Next Meeting – Saturday, August 3rd, 9:30am in the Crow’s Nest

Look Ahead:

July 6 – Lake Limerick Daze Parades & Activities	Sept 7 – Lake Dam Committee Meeting
August 3 – Lake Dam Committee Meeting	Sept 21 – Board of Directors Meeting
August 17 – Board of Directors Meeting	Oct 5 – Lake Dam Committee Meeting
August 31 – Lake Limerick End of Daze Activities	Oct 19 – Board of Directors Meeting

Motions to the Board

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Motion 1

The Board is requested to purchase and install steel restroom doors at Way to Tipperary as previously budgeted and authorized. The doors installed at Way to Tipperary are not up the standard steel doors installed at all the other Park restrooms.

Motion 2

The Board is requested to authorize the contract with Loowit Consulting for \$4,750 for Phase 1 – Inn Island Shoreline Stabilization. The current FY 2023/24 Operations Expense budget includes \$5,400 for this effort under Park Expenses, line item titled Repair Inn Island Shoreline.

Attachment 11 – Loowit Consulting - Scope and Fee Estimate

Motion 3

Given that most of our parks do not have park hosts (only 3 of the 7 do) and that security service appears to have omitted patrols of the parks when visitors are present, the Lake Dam Committee requests the Board revisit it's security arrangements and increase the security sweeps of our parks during the summer season (May thru September). The specific intent of these sweeps would be 1) to engage with visitors to confirm membership and guest pass status and to ask non-authorized individuals to leave (if membership cannot be verified) and to 2) assist park hosts in addressing violations of our park rules and safety guidelines. Estimated 11 hours a week for patrol of all 7 parks (Friday thru Sunday & holidays).

Background/Rationale

For several decades, LLCC employed security services to help protect Club assets, including our parks. This included periodic security sweeps of our seven parks at Anglia, Banbury, Log Toy, Way-to-Tipperary, Lake Leprechaun, The Inn, and Old Lyme. The park security patrols typically involve at least one patrol a day, between May and September, with emphasis on Friday, Saturday, and Sunday (and often Thursdays and holidays). These patrols were performed in such a way to interact with park visitors in a positive manner, to ask them for their credentials and to inform them they needed to leave when credentials are not presented, as they are trespassing. The park host would often accompany the security patrol to re-enforce the park hosts purpose and authority.

This activity augmented a similar park host activity in staffed parks, but because of the nature of the security patrol being more thorough, noticeably different (marked vehicle, perceived authority, aura of seriousness), the effect is far more significant and acts as a far greater deterrent. Also, the timing in the mid to late afternoon deters any excessive exuberance or even nefarious activity before it gets out of hand in the later hours of the afternoon. In essence, security sweeps have proven year after year to be the greatest deterrent to poor behavior in our parks, which is almost always attributed to tenants, other non-members (or their guests). There have already been numerous instances of significant behavior issues in our parks, several involving the need for 911 calls and deputies being dispatched. The Lake Dam Committee would be pleased to meet with LLCC staff and the Board to discuss successful past practices and potential solutions.

Motion 4

The Board is requested to approve the amended Lake Rules and Safety Guidelines and the Vessel Registration Procedures and Forms documents dated 29June2024 removing the requirement for Board approval of a vessel that meets all of the requirements to properly register a vessel as documented by the Lake Dam Committee.

Attachment 12 – Lake Rules and Safety Guidelines dated 29June2024 chgs showing

Attachment 13 – Lake Rules and Safety Guidelines dated 29June2024 chgs incorp'd

Attachment 14 – Vessel Registration Procedure and Forms dated 29June2024 chgs showing

Attachment 15 – Vessel Registration Procedure and Forms dated 29June2024 chgs incorp'd

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Rational/Background:

The Lake Dam Committee is proposing a rule change to the Lake Rules and associated Vessel registration process. More specifically, the Lake Dam committee is recommending that the current requirement to obtain BOD approval for a length exemption in registering a 20-foot competition ski boat (versus 19-foot limitation) be eliminated. A competition ski boat is designed to ride flat on the water and does not create excessive wave action. Background and rationale is provided below.

Lake Limerick has had a 19-foot vessel length limit forever. This limit was envisioned decades ago to help mitigate excessive waves, boat traffic and ultimately improve safety. Vessels that are 19-feet or less tend to weigh less and generate less wake than larger vessels. Around 2006 it was observed by many members that obtaining a pontoon boat of 19 feet was becoming more and more difficult as manufacturers tended to start their pontoon boat lines at 20 feet. In addition, most manufacturers stopped making 19-foot competition ski boats. Runabouts on the other hand continue to be made at many lengths with the 18- and 19-foot lengths being common and affordable.

Lake Dam conducted an analysis and observed that pontoon boats typically did not generate large wakes, and by their nature competition ski boats were designed to avoid wakes if desired. In fact, the vessel types that generated the most waves were the traditional deep V hulls and heavier vessel types like cuddy cabins. It was also noted with a few exceptions that most cuddy cabins occurred on vessels over 19-feet.

So, it was proposed in February 2007 to update the rules to allow up to 20-foot pontoon boats and up to 20-foot competition ski boats in addition to having all other vessels limited at 19 feet. An inspection was required for the 20-foot vessels and the Board was asked to approve what became known as the 20-foot exception request. It is not clear why Board approval was suggested and incorporated into the rules, but speculation was for the Board to maintain visibility into this new idea (for allowing selected 20-foot vessels).

A lot of time and experience has passed since the 20-foot exception rule was implemented. Experience has shown that when the process is followed, the association is able to manage the types and length of vessels on the lake which helps to mitigate safety concerns with large wake vessels.

Experience also reflects that when the process is followed, the proper review and verification of vessel registration requests occurs. There are numerous checks and balances in place to ensure vessel size. All vessels over 19 feet require inspection by the Lake Dam Committee to confirm vessel information. It is therefore believed that the need for specific Board approval for what became known as the vessel exception is no longer required.

Rather, Lake Dam believes that removing the Board approval requirement is in the best interest of the association and its membership. A small adjustment to the Lake Dam committee practice to include a listing of vessel registration requests in their monthly meeting minutes will provide any necessary visibility that may be required. Requests approved via the vessel registration process will be noted in the minutes by Div/Lot, Name, vessel length and type.
