

Lake Dam Committee February 2025 Meeting Minutes
1February2025

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

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

Lou Jackson (E)	Maureen Glenn (P)	Dave Kohler (P)
Dennis Muretta (P)	Steve Glenn (P)	Karen Kohler (P)
Joel Gray (P)	Tim Reber (P)	Gary Wilson (P)
Brian Smith (P)	Leanne Milligan (P)	Richard Allen (P)
Jared Foss (P)	Sue Ingersoll (P)	Teddy Lovgren (P)

Guests: Dean Dyson 2-200, John Ingemi 3-244, Sandy Nelson 4-183, Randy Turner 3-220 & 3-070

Chairperson's Opening Comments: Teddy Lovgren

Jared volunteered to take meeting minutes.

Meeting Minutes approval

Dennis proposed, Brian seconded a motion to approve the January meeting minutes. Motion passed unanimously. [\[see Attachment 1 \]](#)

Correspondence – None.

Motions to the Board Status – The BoD approved all 3 PARs: 1) Upgrade of Old Lyme Restroom for Year-around Use, 2) Repair/Replace Anglia Park Gates and 3) New Park Benches and Tables. However, when the OM placed the order for the Tables and Benches the costs came back approximately \$700 higher than the estimate value in the PAR. The increase was due to higher sales tax and substantial increase in shipping costs resulting in an overall shortfall of \$671.26 to the approved funding amount of \$7300. Therefore, an updated PAR is being presented today, under New Business, requesting Committee approval for the increased cost to purchase 3 benches and 3 picnic tables.

FUNCTIONAL REPORTS:

OM Report: The OM report included accomplishments, financial data and lake data logger readings. It was noted the financial data was for FY2024 cum to date verses current month and FY 2025 cum to date. Teddy read the OM report. [\[see Attachments 2, 3, & 4 \]](#)

Parks Report: Maureen and Steve – Concern regarding vandalism to one of the metal park tables at Anglia where kids have removed the rubber coating, and the metal surface is beginning to rust. Dennis will contact the manufacturer to inquire about repair kits. It was noted that the rip-rap in front of the dam needs to be replaced; kids are throwing it into the lake. Recommend putting up a trail cam to catch the vandals. Vent screens in all the restrooms have been punched out and need to be replaced.

[\[see Attachment 5 \]](#)

Docks/Floats Permits: Teddy – No applications submitted for this reporting period.

Boat Registrations: Lou (out today) – No new vessel registrations were approved during January. Teddy will follow-up with Lou on issuing a letter to the HOA member who submitted a non-compliant form back in November.

LD Action Item List: Teddy – Two old action items are still in work; any new ones from today's meeting will be added as needed. [\[see Attachment 6 \]](#)

SUBTEAM REPORTS

Long Term Lake Health: Brian led discussion on the following:

A meeting of the LTLH team was held January 14th at 4pm in the Crow's Nest to review and discuss our overall LTLH plan/strategy. The meeting focused on updates to the water quality testing program planned for this spring including related equipment requirements. Action steps:

- Edited strategic management framework. LTLH team needs to review, comment and finalize.

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- Start bringing the new Ops Mgr up to speed on lake management issues and projects, including Lake Leprechaun Valve replacement and sediment protection, and the Bird Sanctuary Weed Control project phase 1 (PAR approved).
- Joint zoom call with LA, Ops Mgr and LD Committee re: bringing herbicide treatments in-house again, or continuing to contract the application out, If decision made to bring in-house, obtain BOD approval (PAR needed for activity, application equipment and herbicides) and conduct a staff training/certification program.

The committee discussed and determined there may not be sufficient lead time to establish in-house capability for this year's weed treatment program. Jared made a motion, seconded by Dave, To have HOA continue to contract with AquaTechnex for chemical treatment of our lakes thru FY2025 and investigate feasibility and savings of conducting, in house, chemical treatment of our lakes for FY2026. Motion passed unanimously.

- Continue to refine water quality sampling protocol (who, what, where, how often).
- Purchase needed sampling equipment (PAR for unbudgeted purchase—might use budget savings if herbicide treatments brought in house).

Outstanding issues:

- Lake Leprechaun Dredging – pending Dam valve repair/replacement.
- Bird Sanctuary Weed Control – PAR approved, need Project Manager assigned.

Parks Improvement: Park Host status and Park Host Pad updates were presented by Dave: Met with Shannon to discuss and review the park host processes. Minor updates to several Park Host documents were suggested by staff and Dave will provide for committee awareness. There was a concern as to who the park hosts should contact in case of an emergency, in particular after normal business hours. Substantial committee discussion followed. It was agreed that there needed to be an escalating contact list for LLCC. Note that it is understood the Park Hosts will still call 911 if there is a true emergency, where a threat to person or property exists. Dave made a motion, seconded by Tim to request the BoD establish an emergency notification/contact escalation list (with phone numbers) in the following order: the GM, Board President, Vice President, Secretary, Treasure and other Board members for when an emergency situation exists on LLCC lakes, properties or amenities. This list is needed for our Park hosts and in particular after office hours and on the weekends. The motion was unanimously approved.

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

Two hosts are returning from last year. A new applicant Nancy Lampros has been interviewed by both Dave and Shannon and approved pending a background check. Nancy is targeted for Anglia. Another candidate, Dale Smith, was previously a park host (at Log Toy in 2023) and will be interviewed by Dave and Shannon. Dave led a discussion on Park Security support during the summer season. The desire is to have roving Park Security during the summer months. Dave made a motion, Joel seconded, to request the BoD establish funding to provide Park Security to patrol all the parks at 16 hours per week from mid-May thru mid-September.

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

Park Host Pad improvements were discussed based on the list provided during the meeting. Four separate PARs will be created for next year's budget. Some of the improvements are considered maintenance items and will be added to the Work Order list for completion this year prior to arrival of the park hosts in mid-May. Dave will work with Richard on drafting the PARs. [see Attachment 7]

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The Parks team will focus on developing a comprehensive 5-year parks improvement plan and identify any new projects planned for next year's budget exercise including the Park Host pad PARs identified above. There was discussion on establishing a program for members to honor other members via a memorial bench purchase. Pursuant to this initiative, Teddy and Dennis will put together a recommendation to the BoD to establish a team made up of members from the various committees including Lake Dam, Greens, Inn and Greenbelts & Trail to develop a policy, process and procedure for memorializing HOA members via a bench, etc.

Lake/Dam Operations: Joel - See the above OM status for the latest status for the 3 projects listed below. These projects will be transitioning to Jon as the Project Management focal.

- 1) Inn Island Bridge Repair/Replacement- PM is Jon/Chris
- 2) Inn Island Shoreline Repair - PM is Jon/Chris
- 3) Leprechaun Dam Valve Repair/Replacement - PM is Jon/Chris

Buoys are being painted; Joel to do a quality inspection next week. Looking for volunteers to help Mark Sorenson with buoy placement and establishing GPS coordinates; please contact Mark directly. Dave is looking for help locating the "as-built" for the park restroom septic systems. Dennis volunteered to research the availability of the permitted septic design information on file with Mason County. Dave will send Dennis the parcel numbers for each of the parks.

OLD BUSINESS:

1. Network Drive for Committee Use – No change; GM in discussion with IT providers.
2. Lake Shore Compliance Audit – Dennis and Dave developing an action plan – see LD action items.
3. Park Host Status – Dave: see Parks Improvement status above
4. FY 2024/25 Budget Status – PAR Status was briefly discussed. *[see Attachment 8]*
5. Beaver Nuisance Removal/Relocation – Jared has not heard back from the State from his request made last month.

NEW BUSINESS

1. *New Park Benches and Tables PAR Update* This PAR was approved by the BoD in January with a budget of \$7300, however when the OM went to place the order the costs came back approximately \$700 higher due to an increase in sales tax/fees but mainly to an increase in shipping costs. The PAR has been updated to include the additional table approved by the BoD for Olde Lyme Park and increase the funding to cover the shortfall of \$691.26 for a revised total cost of \$7,971.26. A motion was made by Dave, seconded by Dennis to approve the revised PAR and submit it to the BoD for their approval.

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

2. Compliance – Richard briefly discussed fences extending down to the lake, hedges that may block neighbor's view, garden/landscape walls that do not meet the 15-foot setback from the high-water mark. These types of non-compliances should be part of the proposed shoreline compliance audit.

Guest/Other Input – Randall Turner brought up an issue with build-up of sediment where Beaver Creek flows into Kings Cove just below the culvert installed by Mason County back in 2014 that runs under St. Andrews Dr. There has been a lot of activity by both the county and by property owners adjacent to the wetlands feeding into Beaver Creek. Randy has requested information from county; from what he has received so far, the county states that the washout of the culvert back in 2014 was due to storm surge. There used to be a series weir dams below the culvert to slow down the water flow. Randy is waiting on additional information from the county. Randy will do a writeup of the situation that may result in a letter from the HOA to the County to address the build up of sediment due to actions by the county.

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John Ingemi solicited Lake Dam input on the idea of renaming Banbury Park to Tony Paradise Park. It was the consensus of the committee not to rename our Parks. Recognition of individuals could be accomplished via the bench memorial process discussed earlier. Joel noted that's Dean's Trails & Green Space team is establishing new trails that will need naming and may be another potential avenue for recognizing HOA member contributions.

Review of Commitments & Action Items:

1. Dennis will contact Table manufacturer to inquire about rubber coating repair options.
2. LTLH needs to review the updated Strategic Management Plan and provide comments back to Brian.
3. Dave will draft up Park Host Pad Improvements PARs for our next meeting. Richard will assist.
4. Dave will send LLCC Park Parcel numbers to Dennis who will search Mason County records for septic system permit as-built data.
5. Dennis and Teddy will draft a PAR for the Leprechaun Dam Valve Repair/Replacement project.
6. John will follow-up on whether the individuals who had behavior problems at Banbury Park last summer are barred from the parks so we can inform the returning park hosts on their status.
7. Joel will add the Park Host Pad maintenance items to the Work Order report.
8. Teddy and Dennis will draft a recommendation to the BoD (via an STP) for the proposed Bench Memorial initiative.

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

Motion to Adjourn: Brian made the motion, Dennis seconded, the motion was unanimously approved. The meeting was adjourned at 12:12 PM.

Next Meeting – Saturday, March 1st, 9:30am in the Crow's Nest

Look Ahead:

Feb 15 – Board of Directors Meeting	April 19 – Board of Directors Meeting
March 1 – Lake Dam Committee Meeting	April 19 – Semi-Annual Members Meeting
March 15 – Board of Directors Meeting	April 26 – LLCC Fishing Derby
April 5 – Lake Dam Committee Meeting	May 3 – Lake Dam Committee Meeting

Motions to the Board

Motion 1 - Lake Dam requests the Board establish an emergency notification/contact escalation list (with phone numbers) in the following order: the GM, Board President, Vice President, Secretary, Treasure and other Board members for when an emergency situation exists on LLCC lakes, properties or amenities. This list is needed for our Park hosts and in particular after office hours and on the weekends.

Motion 2 - Lake Dam requests the Request the Board establish funding to provide Park Security to patrol all the parks at 16 hours per week from mid-May thru mid-September.

Motion 3 - Lake Dam requests the Board approve the Updated PAR for New Park Benches and Tables at the revised budget amount of \$7,961.26.

Rational/Background

The Board approved this PAR in January for 3 new picnic tables and 3 new benches at the budget amount of \$7300. However, when the Office went to place the order the sales tax/fees, and mainly the shipping costs were higher than originally estimated resulting in a \$671.26 shortfall.

[see Attachments 9, 10, 11 & 12]