

**Minutes**  
**Block 27 Lake Lot Owners Association Meeting**  
**August 29, 2010**

President Steve Kessler called the meeting to order at 4:05PM at which time he introduced the Board: Bob Sudduth, Vice-President, Tom O'Hara, Treasurer, Board member Laird Lauber and Board member Mick Buscher (absent).

Fifty-one lots were represented at the meeting either in person or by proxy allowing for a legal quorum of over 50%.

Mr. O'Hara, Treasurer, presented the annual financial and budget report (**See Attachment**).

Mr. Kessler reported on our [www.sailboatlake.com](http://www.sailboatlake.com) web site, giving thanks to Association member Mr. Jerry Andersen for its development last year. The site is maintained by the Board. Just in the past year there have been 22,700 hits on the site. All members were encouraged to use the site for current news, Association related documents and calendar events. Those present were aware of the website. Members are encouraged to contact a Board member if they have any questions or comments related to the website.

Mr. Kessler presented a Flood Zone Update. Member George Tesar was called upon and stated that the Cass County Board of Commissioners report to FEMA would take us out of the flood zone.

Mr. Kessler reported on the condition of the lake well. The pump repair was very successful and was completed on September 24, 2009. The output was increased to 500 gal/min compared with 350 gal/min before repairs. With the thorough cleaning and the installation of a stainless steel pump shaft, the pump should last at least five years. The cost of repair was \$7964. An overvoltage relay in the control panel failed and was replaced in August 2010, with the help of two members; Jimmy Abrams (labor and knowledge) and Diana Conte (parts), at a cost of \$124.37.

Mr. Sudduth reported on the two applications of algaecide to the lake and shoreline (June 19 and July 17). It was a difficult year to control the growth of the surface algae due to the rain in June and the heat that followed. All algaecide has been consumed for this year; however, more will be purchased in the spring of 2011 and will include an additional five 5-gallon jugs in the event of another bad summer. Mike Jones was thanked for the use of his time and pontoon boat for the algaecide application. A question was asked by member Cal Schwede about whether the individuals performing the application of the algaecide had to be board certified to apply it. The answer was "no" because the product is not a hazardous chemical. However, it is recommended that people stay out of the water for two hours or until wind and currents have dispersed the product, in answer to a question by Barb Schwede. A copy of the label has been posted to our website (Documents tab) for members to read.

Mr. Kessler reported on the common grounds improvements and erosion stabilization.

- SID #5 accepted a bid for dredging of the cove between Bay Circle and Lakeview Circle. Dredging was necessitated by a poorly installed culvert. The project was completed in August 2010.
- The main inlet to Sailboat Lake, behind the Bay Hills club house, was rebuilt with additional coffer dams and the inlet bed was rebuilt with rock for the purpose of slowing down the silt entering the lake.
- Silt control is a major concern if members would like to see cleaner water. Most members have shored up their waterfronts with walls or rock to prevent erosion, but several more members need to consider some sort of erosion control on their shoreline.
- The current mowing contract with Ground Effects has been satisfactory and cost effective.

Member Jack Isenhardt asked for an update on the Board's action to divert well water discharge further west into the main body of the lake. Mr. Kessler replied that no bids were received for installing a new pipe, but that possibly, with the proper adapter and valves being found, a large fire hose the Association has on hand may be used along the shore line. This project remains open.

Mr. Kessler presented an update on Beaver control. None were trapped in 2010; however, activity this summer has been noted. Member Russell Tice said he had received damage, as did Dennis Shook. Although not everyone may be in favor, the Board will consider a trapper during the normal hunting season of Jan-Mar 2011, because property damage has occurred.

Mr. Sudduth reported on lake fish stocking. There were 300 catfish purchased in the spring of 2010. In addition, 300 Crappie will be stocked this fall. Members were reminded that only the bass are catch and release.

The following items were discussed in general:

- Mr. Sudduth reported that the boat ramp has been widened and more stone added.
- A Hawthorne tree with huge spikes was removed in the area of the boat ramp.
- A new evergreen tree will be planted this fall to replace several scrub trees that were removed in the same area.
- The Board was notified by the County Weed Control office to eradicate noxious weeds along the road to the pump house. Steve Kessler sprayed said weeds immediately after notification.
- One member asked about snow removal which is a SID contracted responsibility, not an LLOA responsibility.

Association Fee: Due to expected expenses for FY 2010/2011 being less than they were for FY 2009/2010, the Board voted and approved, at its July meeting, that the Association Fee for FY 2010/2011 be lowered from \$300 to \$275 per lot. Dues notices will be sent out the week of September 6 with payment due by October 15, 2011.

Election of board members: Two members of the Board were up for re-election this year. Bob Sudduth and Mick Buscher each sought to seek a 3-year term. Because there were no other Association members requesting to run for a board position, Jack Isenhardt made a motion to accept the re-election of Bob and Mick. The motion was seconded by Steve Kessler and carried by those in attendance.

There being no further business, member Rick Garn made a motion that the meeting be adjourned; second by member Ernie Quintana. Motion carried and adjournment was at 5:15PM.

After adjournment of the Member's meeting, a brief Board meeting was held. Officers of the Board were nominated and elected. Steve Kessler will remain as Board President, Bob Sudduth will remain as Vice-President, and Tom O'Hara will remain as Treasurer.

Stephen J. Kessler  
President, Block 27 LLOA

#### **ATTACHMENTS:**

Block 27 LLOA Budget Highlights 2009-2010

**Attachment**

**Block 27 LLOA  
Budget Highlights 2009-2010**

The figures used on this document represent the time period of August 1, 2009 to August 24, 2010.

<b>Balance on Aug 2009</b>	<b>13058</b>
<b>Deposits since Aug 2009</b>	<b>25385</b>
<b>Interest since Aug 2009</b>	<u><b>39</b></u>
<b>Total</b>	<b>38482</b>

Expenses (rounded to the nearest \$):

OPPD	3389
Legal/ Professional Services (Liens, document reviews, Website development)	261
Supplies, Postage, Copies	238
Taxes	909
Grounds, Maintenance, WQ, Fish (Mowing, algae, tree removal, fish stocking)	6437
Insurance	1150
Capitol Expenditures/Improvements (Well repair/service, club house area repair, rock)	<u>14101</u>
<b>Total Expenditures</b>	<b>26485</b>

<b>Current Checking Balance Aug 25, 2010</b>	<b>11997</b>
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We will receive our insurance premium billing for 2010-11 and our new tax statements later this August.

Two Board members sign all checks and there are no credit or debit cards on the account, which is maintained at SAC Federal Credit Union.