

A meeting of the Lake Committee, Sailboat Lake, Lake Lot Owners Association, was held on March 22, 2014 at 19702 Shoreline Circle.

Voting members of the Lake Committee present included: Jimmy Abrams, Mic Buscher, Ernie Quintana, Dave Smith, Jason Stigge, Bob Sudduth, Pat Yarusso, Steve Villamonte, absent Chris Brazeal. Non-voting participants at the meeting included Mike Jones, Ray Herek, George Tesar and Bruce Wiles.

The meeting was chaired and opened at 4:00pm by Ernie Quintana. Committee rules of procedure provided that only voting members of the Lake Committee could make a motion and that once a motion was made only committee members could discuss and vote on the motion. Prior to a motion being made all Participants at the meeting could take part in the discussion

Meeting agenda: 1. Fish Habitat, 2. Lake Dredging/Excavating, 3. Fish Stocking, 4. Use of Live Bait, 5. Well Productivity, 4. New Business, 5. Select a Committee Chair.

1. Fish Habitat: Discussion centered on the need to establish spawning habitat for lake game fish. Game fish need/prefer shallow rocky areas and cover to spawn. The lake is currently a mixture of clay and soil mixture with very little cover. The thought is that the establishment of fish spawning habitat would over time reduce the need and cost of having to stock fish. A motion was made and carried by all to recommend to the Board of Directors that they consider and act to establish three to four Pilot Fish Habitats along the north shoreline of the lake (see attached map). Jimmy Abrams is the committee point of contact for this project. Attached is a rough draft specific to cost, design and method of construction.
2. Lake Dredging/Excavating: Discussion centered on the shallow nature of the lake due to build up of silt/mud, and the need to capture and reduce the amount of silt/mud entering the lake. This was considered an important issue for maintaining the recreational quality and use of the lake. It was discussed that we should first focus on capturing and reducing the amount of new silt/mud entering lake. Once this is done we can then concentrate on removal of existing silt/mud from shallow areas of the lake. A motion

was made and carried by all to recommend to the Board of Directors that they consider and act to re-evaluate, re-design and re-construct the existing storm water containment structure located on the west end of the lake to better function as a containment basin to capture and prevent the entry of silt/mud into the lake during heavy rain events. It is thought that the majority of the silt/mud entering the lake comes from this point. Jason Stigge and Bob Sudduth are the committee point of contacts for this project. Attached is a rough draft specific to costs, design and method of construction.

3. Fish Stocking/Use of Live Bait: Discussion centered on the stocking of game fish and the importance of updating and re-notifying Lake Association homeowners of the rules pertaining to the use of bait, the taking of fish and lake etiquette. A motion was made and carried by all to recommend to the Board of Directors that they consider and act to fund (not to exceed a \$1,000) the purchase of largemouth bass, and to appropriate to the lake committee a sum of \$200 for the design and purchase of fishing/lake etiquette regulatory signs and notices. The Largemouth Bass should be large enough to help ensure their survival (8 to 10 inches) and purchased for a Fall stock. The committee re-affirmed the prohibition on the use of live "fish" bait. The committee point of contact for fish stocking is Pat Yarusso, and for regulatory signing Mic Buscher and Bob Sudduth.
4. Well Productivity: Discussion centered on the importance of our wells for maintaining lake levels. It was brought to our attention that well #1 (the existing old well) has failed and that well #2 (the new well) when pumping draws down the level of the ground water and must be turned off on a regular basis and therefore cannot sustain the volume of water need to maintain lake levels. The committee discussed options and concluded that it would be best to abandon the old well #1 and look at establishing a new third well to support well #2. A motion was made and carried by all that we recommend to the Board of Directors that they consider and act on the purchase of a new well located on the west end of the lake. It was also recommended as a cost saving measure that we salvage usable parts from the old well #1 for use in the new well. Point of contact for the committee

is Jimmy Abrams. Attached are rough specifications for placement, configuration and powering of the new well.

5. New Business - Protection of Wellhead: The discussion centered on the need to protect well #2 from an inadvertent strike from a moving vehicle. A motion was made and carried by all to recommend to the Board of Directors that they consider and act to place protective bollards or other like object around the perimeter of wellhead #2. Committee point of contact for this project is Jason Stigge.
6. New Business - Control of Asian Carp: Discussion centered on the presence of Asian Carp (Large Carp that jump out of the lake when disturbed/agitated by boat motors) and the concern for boater safety. Asian Carp can get very large. It is not known if they can reproduce in our lake as they require moving water to propagate. A motion was made and carried by all to continue to monitor and report encounters with Asian Carp so that by the end of the summer boating season we can better assess the degree/severity of the problem. Lake Committee point of contact is Steve Villamonte.
7. New Business - Algae Control: Discussion centered on the need to continue to treat the lake for the control of Green Algae. Green Algae develop during the hot summer months and is considered a health concern to both humans and pets. A motion was made and carried by all to recommend to the Board of Directors the purchase of 60 gallons of Algaecide for use this summer season for the control and treatment of Green Algae. Committee point of contact for this project is Bob Sudduth.
8. New Business - Establishment of Beaches at select lake shore Common Areas: Discussion centered on the idea of building beaches at select common areas along the lake shore for use and enjoyment by all Association homeowners. The committee concluded that the lack of time to fully discuss this issue as well as the complexity of subject mandated that this be tabled and discussed at a future meeting of the lake committee.
9. New Business - Lake Committee Chair for the 2014 fiscal year: Members of the Lake Committee supported having Ernie Quintana serve as Chair of the Lake Committee for 2014. The Lake committee recommends to the Board

of Directors that the Sailboat Lake Webs site show the Lake Committee to consist of the following members: Ernie Quintana (Chair), Jimmy Abrams, Pat Yarusso, Bob Sudduth, Dave Smith, Jason Stigge, Mic Buscher, Steve Villamonte and Chris Brazeal.

The Lake Committee meeting concluded with a discussion about the need to establish priorities for use of limited Association funds and that the above project recommendations will be considered along with other Association fund obligations and committee needs. We therefore suggest to the Board of Directors that priority consideration be given to the establishment of a new well #3 and Protection of Wellhead #2.

The meeting of the lake committee was adjourned at 5:50pm. The minutes of the Lake Committee will be submitted by the Chair, on behalf of the full committee, to the Association Board of Directors for action/consideration.

Ernie Quintana
Committee Chair

Attachments:

1. Fish Habitat/lake Map
2. Silt/Mud Containment Outline
3. New Well Specifications

ATTACHMENT 1. Fish Habitat/lake Map

2014 LLOA FISHERY PROGRQM "PROPOSED".

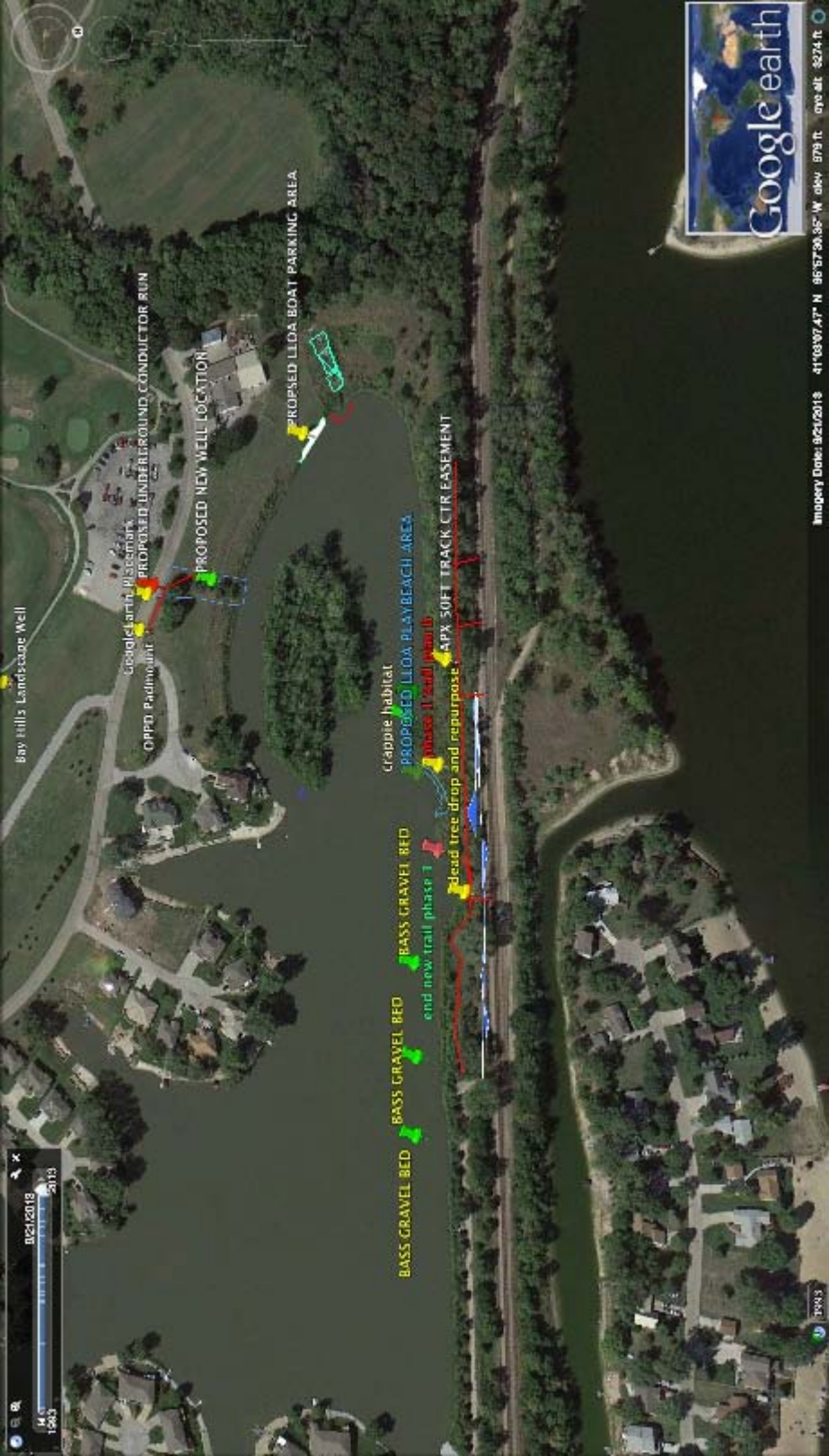
Cost Estimate; site marking and signage not to exceed \$250.00. Pea gravel (including delivery and machine time if any) not exceed \$500.00. Total expense not to exceed \$750.00.

ABSTRACT: we are looking to establish a pilot Largemouth Bass fish habitat program to improve our recreational fishing activity. The proposed program is in follow up to the Lake Biology study performed two seasons ago just as the primary well failure occurred. This pilot habitat program shall consist of: in lake gravel breeding beds to improve the largemouth bass game fish population (this habitat is also suitable for crappie) and lakeshore placement of anchored tree trunks and large stone and rock grouping at each of the habitat breeding bed locations.

All in lake habitat and shall be adequately marked and maintained at all times to prevent personal injury and or watercraft damage.

Proposed Pilot Program: Order and stage pea gravel along the north shoreline for use in the development of gravel breeding beds/clusters. Using a backhoe dig a 1 to 1 ½ foot depressions (big enough to hold 3 gallons of pea gravel per depression) in succession approximately 4 to 12 feet from the shoreline.

Lake Committee point of contact for this project is Jimmy Abrams.



Bay Hills Landscape Well

Crappie habitat

PROPOSED UNDERGROUND CONDUCTOR RUN

PROPOSED NEW WELL LOCATION

PROPOSED LLOA BOAT PARKING AREA

BASS GRAVEL BED
BASS GRAVEL BED
BASS GRAVEL BED

end new trail phase 1

dead tree drop and repurpose

APX 50FT TRACK CTR EASEMENT

PROPOSED LLOA PLAY BEACH AREA

ATTACHMENT 2. Silt/Mud Containment Outline

I have been traveling, so I have not had the opportunity to visit the site of the silt and mud containments at the west end of the lake. I have utilized Google Earth to get a view of the area to make my assumptions.

From the satellite views, it appears that there are at least three current silt dikes coming down the drain way. I'm visually estimating the total dike at approximately 150 linear feet.

It appears that the area is likely filled in with silt at each of the dike sites. These will need to be excavated, and there will likely need to be some re-construction of each of the dikes. A liner at each of the walls may be appropriate.

A drain tile/overflow tube will need to be installed on each level. This will require over-excavating to bury the tubes and potentially trenching or boring to install the drain tubes. Means for removing or storing the spoils will be required. ie: Dump truck and loader, as well as disposal site.

Gravel will need to be brought in to bed the piping in. Large limestone will likely be required to repair the dikes. Once the tiles are installed, the ground will need to be packed in, and potentially watered in. Grass should be planted on all of the disturbed areas to help reduce weeds and erosion issues.

The excavation work could be done by members of the committee, using a rented machine. I'm not sure, but Bruce may be the only one with a valid CDL, if we had access to a dump truck, otherwise a contractor will be required. There will certainly be plenty of labor required.

Equipment Rental/Contractors:

- Excavator
- Loader or skid loader
- Dump truck (rock in, dirt out)
- Trencher
- Vibratory tamper.

Materials:

- Liner material for dike walls, maybe.
- Drain tile tubing
- Crushed rock or gravel to bury tubing with
- Large limestone fill to repair the dike walls
- Grass seed to plant on disturbed areas to reduce erosion issues.

Point of contact is Jason Stigge

ATTACHMENT 3. New Well Specifications:

NEW WELL NO. 3 PROPOSAL DRAFT NO. 1 3/25/14

ABSTRACT: currently .the lake level is dependent on a single well operating at a max volume capacity at 10 hp. 500gpm, 30,000gph, or 720,000gpd identified as well no. 2. This maximum delivery represents 2/3 of previous and historic ratings and volumes of 15hp, and 1 million gal per day. The original well (the old well) or well no.1 was rehabbed (for the third time in the last seven) approximately 18 months ago. we reduced well demand using a newly installed 5hp submersible pump with a delivery flow for apx. 225,000 gal per day. As of last September, weekly inspection determined max well flows less than 30gpm because of once again due to sand and iron bacterial issues associated with well proximity to the Platte River and having been in operation of 25 plus years. Over the past three to four months we have accumulated a variety of information, data and estimates resulting in the following proposal and expense request. REVIEWERS SHOULD NOTE THE LAKE EVAPORATION AND WIND LOSS IS A MILLION GALLONS PER DAY.

COST ESTIMATE: Precision Well Services @ \$8825.00 is LSTK in nature and assumes removing and repurposing well no. 1 5hp pump equipment and LLOA responsible for all electrical, UG power trenching, OPPD interface, and removal and repurposing any and all existing power equipment. Pioneer Excavating @ nte \$ 1000.00 for any and all dirt work. And lastly, new wire and cable materials as well as OPPD meter service disconnect and pedestal materials of \$2500.00 EST Jim Abrams with volunteers to donate labor for all electrical R&R as well as new installs and project management. TOTAL EXPENSE THIS PROPOSAL REQUEST IS 12,325.00

TIME ESTIMATE: AS of today, we can expect to start on site work within 5-6 weeks after order placement assuming Precision Well does not receive additional work between now and LLOA giving a notice to proceed. The well work and initial testing would be completed 4-6 weeks after on site start up. BEST CASE RIGHT NOW IS JUNE 30 AND WE HAVE LOTS TO DO. TIME IS OF THE ESSENCE.

Point of contact is Jimmy Abrams