Minutes of the Lake Lot Owners Association, Lake and Grounds Committee meeting of April 12, 2016.

Committee members present: Jimmy Abrams, Pat Yarusso, Dave Smith, Ray Herek, Steve Villamonte, Chris Brazeal and Ernie Quintana. Absent: Mic Buscher and Pete Miller.

Board Members present: Jason Stigge, Bob Sudduth and George Tesar.

Meeting was called to order at 6pm.

1. Well pump inspection – Report by Jimmy Abrams. Association well pumps #2 and #3 were pulled, cleaned and inspected. Both pumps are in good condition. Based on these findings it is recommended that cyclic maintenance to well pump #2 (10 horse power pump) reoccur in 3 years and well pump #3 (5 horse power pump) reoccur in 5 years.
2. Replace Power Lead/Wire from Meter Pole to Well House #1 – The main power lead/wire from the OPPD power pole to well house #1 is 30 plus years old and scheduled to be replaced. This power lead/wire provides the electric power supply necessary to operate Association owned well #2 and #3.

Our original intent/design called for trenching and direct bury of new wire, replacing the old electrical switch box, and relocating the existing meter and new switch box to a newly placed stand alone meter pole. In order to proceed with this original design OPPD now requires that a permit be pulled for placement of the electrical meter, that an electrical engineer design the work to be performed, that an electrical contractor install and connect the service, and that a inspector sanction the work done. Cost implications for the above are unknown. Bids for all work would need to be obtained. This option requires entering into several contracts with licensed contactors, obtaining permits and project management. This option is beyond the ability of committee volunteers to implement.

In light of the new OPPD information the committee discussed other options to pursue that would still allow committee volunteers to carry out the project. The committee discussed the idea of a phased approach to replacing the old wire. Phase one would be to proceed with a contract to direct bury the new electrical wire and hold off on connecting (bringing the line into service) until a later date. The lead and terminus ends of the wire would be coiled and placed in ground vaults. Phase two – sometime in the 2017 fiscal year the lead end of the wire would be direct buried from the vault to the original OPPD power pole and connected to the old switch box. The terminus end of the wire would be direct buried from the vault and connected directly to the existing power wire that leads to, and serves, well #2 and well #3 .The original terminus of the 30 plus year old wire was to electrical panel boxes located inside Well house #1. Since well #1 is now abandoned there is no need for the power supply to be diverted to well #1, therefore, the new wire would bypass well house #1 and connect directly to the existing new wire west of the well house. Well #1 would be formally capped, nonfunctioning electrical panel boxes would be removed and the well house demolished. This option would permit all work to be done by committee volunteers and contracts issued to trench and bury the wire, and demolish well house #1.

Direction is requested from the Board of Directors as to which option to pursue.

1. Boat Ramp Improvements – Dave Smith is in the process of obtaining bids to widen and improve the ramp and soften the turning radius of the northwest end of the ramp. One bid from Schram & Sons Excavating has been received. Dave is the lead for this project.
2. Improvements to Service Road – The Board of Directors have assumed the lead for this project. Bids are being obtained to grade, crown and place an overlay on the road to permit better drainage and a more durable driving surface. A discussion was had as to when to initiate the road construction project – prior to, or after direct bury of the new electrical wire/power supply. Leads are Bob Sudduth and George Tesar.
3. Fish Stocking – A motion was made and supported to purchase and stock bait fish. There is a need to supplement the food supply for Lake game fish. Bob Sudduth is the lead for this project.
4. Safety improvements for well #2 and well #3 – A motion was made and supported to obtain bids for the placement of chain link fence around Well #2 and Well #3, including the spillway. Fencing is needed to prohibit entry onto the well infrastructure, spillway, and power panels. Chris Brazeal is the lead on this project.
5. A concern was raised about the need to harden the water spillway surface at well #2 and well #3. Currently rock is used to slow the flow of water from the well to the lake. A suggestion was made to pour concrete over the existing rock and to build a hard concrete edge along the length of the spillway. This idea will be looked into.
6. A concern was raised about homeowners not cleaning up after their pets when using the service road and trail. No action taken at this time.
7. Erosion Control at road storm drains – A concern has been raised about the need to address the erosion occurring at select road storm drains along the south and east areas of the association common property. Bob Sudduth and George Tesar are the leads for this issue.

Meeting concluded at 7:25 pm.

Ernie Quintana

Committee Chair