

SLIA Meeting Minutes - 03/20/24

Countryside Fire Dept

Meeting called to order at 7:34pm.

Board members in attendance: Sarah Owen, Ed Meltzer, Jeremy Vale, Laurie MacKay, Cliff Gartner, Kimberly Del Bene, Dan Trahan

Freemont Township and Lake County representatives present: Alicia Dodd, Sharon Olsterby, Supervisor O'Kelly, Pat, Connie Shanahan

Homeowners present: Nancy and Jeff Brashear, Brian and Debbie Wawrzyniak, Gary Goldblatt, Tom Powell, Chris Hinrichsen, Barb and Nick Tonkery, Tom Cholke, Mindy Real, Alex Grandt, Nancy Hanson, Scott Hanson, Larry and Mary Sandford, Eric Schoo, Patrick Bleck, Dan Washburn, Sam Ford, John and Marianne Michnowski, Al and Patti Burmeister, Cam Iverson, Bob Mihil, Kelly and Lee Dickenson, Dawn and Tom Owen, Jean Gartner, Jane Molsen, Sharon Olsterby, John Scharff, Glen Mortenson, Dan and Frances Pacheco, Dan and Wendy Kjeldbjerg, Mary Pohl, Genevieve Connor, Lee Tudor, Paul and Gwendolyn Stempien, Wayne Johnson, Barbara Erdman, Ross Oliver, Christopher Farina, Flora, Jon Kartman, Karen Finerty, Rich Carter, Ellen and Joe Miller, Brian Dick, Linda Throm, Josh and Lizzy Erickson, Joe Dupont, Mike Trahan, Dave Kruse, Lee Sector, Vlad Zavalov

Approval of the February minutes, motion by Cliff, seconded by Sarah

Overview of dam funding need and the board's plan - D Trahan

- About 10 years ago the initial plan was to repair the dam but when the dam was looked at the communities around ours needed to be taken into consideration. This changed what needed to be done because our dam was classified as a class 2 dam, requiring it to be replaced. This significantly raised the cost of the project. The lowest bid came in at \$2.8 million. As a class 2 dam, if a small leak started the county would need to lower the lake and there would be no county/township funds to assist. If we wait to get new bids this fall we run the risk of seeing a higher amount and our federal grant expires in 2025. Because of this, we believe now is the time to move forward.
- The township/county is putting an additional million dollars beyond the grant
- We are planning on taking the initial down payment out of our reserves

Township and County walkthrough of the project

- Started by taking questions
- Timeline is roughly the middle of May through November
- Alicia has asked Lake County about an SSA option for homeowners to pay, she hasn't gotten a final answer yet. She has asked multiple times
- The Midlothian entrance will most likely be closed in early June through November

Board Vote:

- Dan Trahan made the motion "SLIA will provide the \$500K shortfall and cover 50% of any change orders that are incurred during the project. The funding will occur over a period of ten years and at least a \$50K down payment will be taken from our reserves this fall. The Special Assessment amount for our members will begin Jan 1, 2025, and the amount will be finalized by EOY."
Seconded by Cliff
- All board members voted in favor.

Vice President's Report - C. Gartner

- Nothing to report

Treasurer's Report - E. Meltzer

- Taxes are complete, we owe nothing
- We have about 15 members that still owe member dues for 2024. Notices have been sent.
 - One house was 4 years in the rear on dues. It went into foreclosure in December. The bank reached out and paid.
- Our checking account has \$114K, Our reserves have just over \$190K, we have about \$9500 in accounts receivable.
- Our 2024 budgeted expense is just over \$60K, special projects are around \$34350, we will move about \$20K to reserves

Lake Management Report - A. Casey

- Not present
- She has received 2 dredging quotes and will move forward with one of them
- The aerators need to be assessed and possibly repaired

Recreation Report - L. MacKay

- Advertising for volleyball will begin soon
- Some research has been done on the pickleball nets

Beach Report - P. Lind

- Looking to get roofing material for the shed to replace the cedar shake that was destroyed by squirrels

Parks and Easements Report - S. Owen, Kim Del Bene

- We have a new landscaper for this year, Roman Landscaping
- Awaiting shoreline restoration quotes, have met with 2 companies so far (ILM and McLoud)
- Looking to seed Blue Heron Point and Briar Terrace shorelines soon
- We are 6-8 weeks out for the slide work to take place at Schwerman Park
- Kim is looking to plan a summer bash on May 31st that ends in a campout in the park
- There is one solar light on top of the Schwerman Park structure, we're looking to add more

Unfinished Business

- Sediment testing
- Survey of Maple Park
- Beach Shed shingle repair

New Business

- We discussed the additional speed humps that have been budgeted and how we want to ask Alicia if we can put them in temporary locations because of the closure of the Midlothian entrance. Dan will follow up with Alicia

Member Forum

- Will we look to dredge the lake when it's lowered?
 - We have bids for sediment tests out right now. We need to get those back before a decision can be made.
- What is the expected fish kill?
 - We aren't certain but we expect it.
- Have we looked into removing fish species that we don't want? Will the aerators be on when the lake is lowered?
 - We have not considered removing any fish. The aerators may need to be moved when the lake is lowered but we are planning on having them run this summer
- How will the \$250 be collected/paid?
 - We investigated an SSA option but the amount is most likely less than the minimum amount required for SSA so it will be a special assessment we manage
- Why is the assessment the same for all houses?
 - All houses benefit from the lake in the form of access and property value
- When the lake is lowered this summer, is there any plan to look at the beavers and possibly work to remove them?
 - The beavers are on private property, we want to see if they stay after the lake is lowered
- Will the speed humps be replaced this summer?
 - Yes

Closing of meeting: Motioned by Cliff, seconded by Ed
Next monthly board meeting will be Wed, April 17th
Respectfully submitted,
Jeremy Vale, Secretary