

## **SLIA Meeting Minutes - 8/21/2024**

Countryside Fire Dept

Meeting called to order at 7:34pm.

Board members in attendance: Dan Trahan, Laurie MacKay, Kim DelBene, Cliff Gartner, Jeremy Vale

Approval of the July minutes, motion by Jeremy, seconded by Laurie

Community members present: None present

### **Member Forum**

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### **Vice President's Report - C. Gartner**

- We have our insurance renewals. We are seeing a \$400 increase over last year. The umbrella coverage when up 21%.
- We did have a claim, a tree fell down on a deck on Crescent. Cliff took pictures and sent them in to the insurance company.

### **Treasurer's Report - E. Meltzer**

- 3 homeowners still owe assessments
- Operating balance is \$63.5K
- There was discussion on if we need to increase the annual assessment. We have reserves still in tact and feel comfortable not raising the assessment at this time.

### **Lake Management Report - A. Casey**

- Sediment Test
  - I received the quote from McCloud Aquatics for dredging, but it only included the bay by Maple Park. The quote was \$24,420. (See attached) I followed up and McCloud said they would add the second bay to the quote and resend to me last week. I am still waiting, and have pinged them again. I've also asked them repeatedly for what the sediment test said in terms of contents of the sediment. I pinged them on that again as well, as I have not received an answer.
    - McCloud replied & said Ravinia Bay was in pretty good shape, but if we want to be thorough we could dredge a few spots. Updated quote coming soon.
  - Things to keep in mind: The quote does not include the costs of any permits, which will be a few thousand dollars. When I spoke with someone involved in the dredging in Tower Lake, he said they ended up hiring a consulting company to coordinate permitting and admin as it was a lot of time & work to keep track & coordinate with the vendor. He estimated about 20-25% of the cost of their dredging project went to permitting and admin, including hiring this company.
  - I am also waiting for McCloud to send me the full test results so I can submit the results to other vendors to get additional quotes for dredging.
- Fish Habitats

- I forwarded the Board an email from IDNR with some info on fish habitats and stocking. IDNR doesn't think tires are too harmful to fish health. LCHD had said they thought it better to remove them as they leach chemicals that are not good for water quality/plant health. And there are better options made of natural components like wood, or things like PVC that aren't shown to leach chemicals like tires.
- Mavis Tire by Mundelein Target will recycle tires for \$3.50/tire. I could ask if they have a rate for a large number of tires.
- I know there are costs of time/effort to remove tires in addition to the financial costs. My proposal would be to remove either as many as we can, or agree on a certain number to remove. We can remove the ones that are easier to get to during a cleanup day, and leave others in the lake.
- I know at least one neighbor is very interested in helping construct new fish habitats and even offered to help donate the cost of materials. I'd like to coordinate a volunteer day to make new fish habitats (could replace any tires we remove). The Board can agree on a type of habitat, I have some examples from LCHD/IDNR.
- After the dam project is finished LCHD said they would conduct a plant survey and make recommendations for aquatic plants. Plants have the bonus of being fish habitat and also filtering the water to improve lake health/clarity.
- I've tried to be clear that nobody should be constructing habitats and putting them in the lake without SLIA approval.
- Lake Cleanup Day
  - Can we schedule something in the next month or two while the weather is nice? Only weekend days that don't work for me are Sept. 14th in the late afternoon/evening, or the first two weekends of October.

#### **Recreation Report - L. MacKay**

- Volleyball tournament was 8/12/24. Dylan Trahan team won
- Laurie purchased a pickle ball net that will live on the basketball court on Schwerman Park

#### **Beach Report - P. Lind / E. Meltzer**

- Kimberly has the the guy rebuilding the park getting a quote for repair on the deck at the beach
- The beach rules sign will have to be completely redone. The letters were carved out of the wood and cannot be repaired. We'll need to get different options from sign shops and estimates.

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

- The small park work is complete and cement will be cured on Friday with the exception of a slide that we're waiting on being delivered. Once the cement is cured we will also need to install a tire swing
  - There is a hole where the sand pit was removed. We need dirt to backfill.
- The township put the drainage pipe in at Schwerman park and seeded the dirt
- Shoreline quotes:
  - We have received 2 of the 3 quotes, still waiting on McCloud. Sarah emailed them for an update yesterday. Alyssa also emailed them July 30th and they have not given us a response. Right now Sarah is leaning towards using Alluvium. They are an ecological focused landscaping company that was referred to by an ecology consultant. One of their employees previously worked for ILM and has already worked in our neighborhood easements. Their prices were half of ILM. Sarah is still working on multiple possible changes for the estimates given.
  - Briar Terrace shoreline: keep existing concrete seawall due to cost of removing it. It's in good condition, so there's no need to remove it. They will plant the area that muskrats

- have ruined.
- Blue Heron Point: add access. Remove unwanted plants and trees. Stabilize shoreline and plant with choir logs. Seed and plant bushes
- Maple Park shoreline: remove unwanted plants and add plugs and seed. We want to turn this shoreline over to a new company bc we're not happy with the work done so far by Tall Grass.
- Ravinia shoreline: remove unwanted plants, seed and add plugs. Possibly stabilize shoreline with choir logs. Still waiting to meet and discuss this shoreline. This shoreline has been very difficult to work on because there are layers of landscape fabric and rocks. There is also a lot erosion.
- The beach by the cattails: seeding and planting plugs behind the cattails and possibly more aquatic planting there. The township had to tear it up to put down riprap. Tall Grass also herbicided the cattails, even though they were not supposed to. Waiting to see how much survives.
- Juneau terrace and wildflower terrace: work to be done by volunteers, so minor costs involved for material. Clean up shoreline, add paddle boat parking and kayak racks. Put down pea gravel for easier boat launching.
- All shorelines will also include aquatic planting. Any work they do they will maintain for the next 3 years to keep it looking good. Sarah will also get a stewardship quote from them for next year for all easements.
- Updated quotes for everything should be in by next week
- Other projects:
  - Looking to start the garden in Schwerman park and add to the triangle across from the beach
  - The beach: We want to replace the broken concrete and rock in front of the benches and replace with large pieces of limestone. Still want to fence off the area behind the fence for hidden storage.

### **Unfinished Business**

- Speed Cushions and/or Digital Speed Sign
  - Limited to four Speed Cushion sets around the lake
  - Should we consider using a Digital Speed Sign along W Sylvan Dr fence line due to parking on streets and garages on one side?
  - Estimate is \$3100 (quote can be requested) and Fremont Township can move the sign where needed. Data can be downloaded from the card for free, or can be uploaded to the cloud for a fee (\$400-500/year).
  - Maybe we should just purchase the Beach Speed Cushion set this year along with Digital Speed Sign. That would leave one set we could purchase next year for a location TBD, which could also be discussed at the annual meeting.
  - Dan motioned to buy the digital sign and one more speed cushion set. **All voted in favor, the motion carried.**
- Dumpster for Lake cleanup update
- Sediment Test results update
- Point Comfort Park playground build update
- Dam Project

- Change Orders update - There was a change order for the removal of the additional concrete found in front of the dam that was approximately \$60K. The high cost reflects the price of mobilization by the pile driving company, which was \$30k. Because of that discovery, they are proactively digging out the locations for the helical piers, which are meant to be augered into obstacle free soil. The area excavated for the piers has been comprised of many boulders and unremarkable soil—meaning 1) it's good that the area is being excavated first and 2) very little good clay was used in the build, at least so far.
- Township 10yr Loan – Still waiting for rates to drop before this is secured.
  - Fremont would like us to make the first payment to them in December. This will most likely be \$50K.
  - There is an option for the IEMA loan program, this would give us a longer than 10 year loan and have a potentially lower interest rate
- A signed piece of concrete was removed from the dam is in Schwerman park. We're hoping to have V3 (dam contractor) cut the piece for us. If they can't we may need to pay \$500 to have it cut so we can dig it into the ground in Schwerman park.

### **New Business**

- Cleanup around the lake looks great! Lots of seawalls are being worked on and garbage is being removed.
  - Schedule weekend shoreline walk for picking up garbage, stump shortening, and cement cleanup.
- Fish Habitats
  - Existing tires and barrels
    - Labor/Cost of removal
    - Impact if we keep them in
  - Members building their own fish habitats
- Prep Wildflower Terrace shoreline - Dan
  - Build berm of boulders to limit washout from storm sewer
  - Install pea-gravel for launching boats
- Schedule Annual Meeting for September
  - Will Sunday, Sept 15 @ 2pm work for everyone? Bears have a night game :)
  - Need Annual Meeting Notice mailed - Dan will print envelopes

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Closing of meeting: Motioned by Cliff, seconded by Kimberly

The next monthly board meeting will be Sept. 15

Respectfully submitted,

Jeremy Vale, Secretary