

## **Wildwood Lake Front Property Owners Annual Meeting Minutes – May 26<sup>th</sup>, 2019**

**Call to Order:** Meeting was called to order at 12 Noon by WVPOAC Pres. Jim Nihls.

President Jim Nihls started off the meeting with a moment of silence in remembrance of past President and member Frank Shelp.

**Bottom Lands Up LLC:** Prior to this meeting, Jim Nihls had submitted an initial e-mail outlining the background on the Wildwood Lake bottom lands, and reason for the need for immediate purchase by the BLU LLC. After this initial e-mail, there had been a significant volume of e-mail discussion between the WVPOAC BOD and lake front property owners on the private purchase of the Wildwood Lake bottoms land (and single lot) by Bottoms Land LLC from Vic Kotwicki. In order to further clarify all questions and/or concerns expressed by lake front property owners, Blair Wickman sent a May 23<sup>rd</sup> e-mail explaining the legal issues regarding bottomlands of man-made lakes. Jim Nihls began the meeting by reading to all Blair Wickman's May 23<sup>rd</sup> e-mail to provide the background, then proceeded to explain the BLU LLC goals and path forward. In an effort to summarize for the minutes, I have provided some facts and what I consider the most important points on this subject:

- Eleven (11) members formed the BLU LLC and purchased the Wildwood Lake bottom lands and single lot 186 on Lakeview Drive from Vic Kotwicki in order to insure the bottom lands were not purchased by others
- It is the intent of BLU LLC to turn over the care and ownership of the Wildwood Lake bottom lands to WVPOAC, same as WVPOAC has currently on the dam.
- Currently, there are no tax obligations associated with the bottom lands, and none expected in the future.
- BLU LLC will draft a Bill of Sale with Deed Restrictions in order to protect all Lake Front property owners from any potential future issues regarding lake use/access, with the intent to transfer ownership of the bottom land to WVPOAC.
- In return, BLU LLC will ask for WVPOAC to reimburse them the actual dollar value difference between the total purchase cost (bottom land and lot) less the lot 186 final sale value, whenever sold.
- The last two points above will be reviewed and voted upon at the Sept. meeting.

There were several questions raised, but most were around lake front property owner vs. WVPOAC for the ownership and repayment of the bottom land. In summary, lake front property ownership would be complex and expensive for all (amending deeds, etc.), so the simplest and fastest transfer would be for WVPOAC ownership, same as the dam.

**Trash Amnesty Day:** John Moore reminded all that the 2019 Trash Amnesty Day will be held on Sat. July 27<sup>th</sup> from 9AM-4PM. John also presented and provided a document on what is and is not acceptable for collection.

### **Lake Committee Report:**

(Presented by Blair Wickman)

**Loon's Update:** Blair Wickman and Denny Gallagher pulled out and cleaned the man-made loons nest; it was covered in zebra mussels. After cleaning and minor repairs, the nest was put back into the lake at its usual spot. Blair and others had seen the loon on the nest earlier in the month but not lately; he will update at the Association meeting.

**Lake Treatment:** For 2019, it is anticipated the same three (3) treatments will need to be performed at approximately the same time as in previous years:

1. Mid to late June for treatment for of "nuisance" weeds. Survey currently scheduled for June 10<sup>th</sup> (dependent on actual weed growth).
2. End of July/early August
3. Fall treatment in early Sept. for lily pads and bull rush (fall treatment is required as there is a four (4) month water irrigation ban after treatment).

**Lake Report:** The annual Wildwood Lake quality report issued by RLS is now posted on the WVPOAC website. It was noted that our lake is in the top 35% percentile for overall lake quality as compared to other lakes our size.

### **Dam & Lake Draw Down Committee Report:** (Presented by Dave Dohring)

Dave thanked Bill Harding, Dale Duquet, and Bob Chadwick for the help and assistance in this years Lake draw down.

#### **Lake Draw Down – 2018/2019**

- Oct 5 – began drawdown
- Nov 4 – 19" below dam; removed 3<sup>rd</sup> set of stop logs (covered w/zebra mussels)
- Nov 15 – 24" below dam
- Dec 1 – 4<sup>th</sup> set of stop logs removed; reset min flow
- Dec 19 – overflow at 18"
- Feb 22 – installed all remaining stop logs; total refill began
- April 8 – lake at normal level; overflow began - 45 days for 2' fill (2018 1' fill took 72 days).

The bottom two sets of stop logs were covered with zebra mussels, and therefore cleaned before re-installing; the top two sets of stop logs cleaned last year of zebra mussels were still in good shape so not required to be cleaned again.

**Dam Inspection:** It was noted that Spicer Engineering performed a visual dam inspection in June and found only "a few very minor deficiencies or maintenance items that should be monitored and/or corrected". As such, this will be added as an action item under 'Old Business' and followed up by WVPOAC.

**Adjourn:** WVPOAC President Jim Nihls adjourned the meeting at 12:58 PM

Respectively submitted, Mike Von Hagen, WVPOAC Secretary