

Wildwood Valley Property Owners Association and Club **Semi-Annual Membership Meeting – Aug. 31th, 2014**

Call to Order: The meeting was called to order at 12 Noon by President Jim Nihls.

Secretary's Report: The minutes of the May 25th, 2014 Semi-Annual Membership Meeting was presented by Mike Von Hagen. Mike noted two (2) corrections, both regarding the Lake Drawdown Permit – the new Permit will be for five (5) years (not 8 as stated), and the allowable drawdown will be three (3) feet (not 4 as stated). After these noted corrections, no other questions/comments were received from the membership. A motion was made by Denny Gallagher and seconded by Rocco Yacobelli to accept the minutes. The motion passed.

Treasurers Report: Kathie presented the YTD Treasurer's Report, with no questions/comments from the membership. A motion was made by Pat Schelp and seconded by Ernie Zack to approve the Treasurer's Report. The motion passed.

Current approx balances are:

- General Fund \$16,000 (\$8,000 of which is for the Bldg Fund).
- LMP Fund \$19,000
- Dam Maint Fund \$40,000

Regarding the 2014 Raffle, 305 tickets have been sold to date netting the Association approx. \$1,340.00 for the Bldg. Fund (this is in addition to the above listed Bldg. Fund balance).

Committee Reports:

Membership: Kathie reported that we currently have 89 paid members. 2013 paid members were 87 total, 10 more than in 2012. 2015 membership dues are to remain the same as previous years at \$75.00.

Social Activities/Events:

- ***Progressive Diner by Boat:*** Ernie agreed to re-initiate and coordinate the ***Progressive Dinner by Boat*** for 2015, but with a new theme called Pontoon Poker Run by boat. Initial plan would be to have card selection at member houses, with a dinner and final poker play at the Association clubhouse with cash prizes. The tentative 2015 date will be June 27th. Volunteers are needed to help coordinate, so contact Ernie to help with this activity.
- ***Boat Parade:*** Event netted \$222.00—largest yet. 2015 date for this event will be Saturday, July 4th, starting at 2PM at the Association clubhouse. Thanks to Rick and Melanie Rzepecki for coordinating this event.
- ***17th Annual Golf Outing:*** Event netted approx. \$2,600.00, most ever. Next years event will be held on July 18th (3rd Saturday in July). Thanks again for George & Cindi Jackson and Nancy Nickodemus for coordinating this event.

- **Hay Ride:** 2014 date is Saturday October 4th, starting at the Association clubhouse at 1:30PM, with chili dinner afterwards at the clubhouse. Thanks to Dave Bird for coordinating.
- **Fishing Contest:** 2014 Winners are:
 - Pike:* 27”—Rocco Yacobelli
 - Small Mouth Bass:* 16”—Rocco Yacobelli
 - Large Mouth Bass:* 18-3/4” – Lyn Fleischman
 Each winner received a \$10 gift card. Thanks Rocco for letting someone else win one.....HAHAHA

Facility Layout Status: Electrical completed for \$2,600.00, with final inspection approved. The next major upgrades needed is the well drilling and plumbing. After review of current funding and needs, the Board decided to proceed with the well drilling/installation, so all agreed to contract with John Sackrider assuming his 2012 bid of \$6,800.00 was still firm. Also, the rough plumbing and permit is estimated at approx. \$1,000.00; Board will evaluate whether or not to proceed with plumbing based on available funds after the final well cost is determined.

Grass Maintenance: Thanks to Dave Andrusiak for coordinating and all volunteers who helped cut the Association clubhouse lawn in 2014. Same as the past two years, we need volunteers for 2 person work crews (1-riding mower, 1-push mower) in 2015.

Lake Committee

Lake Report: Jennifer provided an update-overall water quality is excellent; good oxygen level and water clarity. The visual Lake Survey was held this morning. Water milfoil found, but 3’ drawdown should eliminate. Pondweeds now the big issue, followed by yellow water lilies and water shield. Pondweed cannot be treated systemically; needs to be treated annually. Recommends continued approach of aeration and annual treatment.

Aeration: The two aeration test sites (Turtle cove w/6 jets and the SE corner of the lake w/12 jets) began operation in 2013. Current lease agreement is a 2 years, costing approx \$10,000 annually; can keep at this cost for an additional 8 years, or cost will increase significantly. DEQ has requested samples for comparison to prior years.

Lake Draw Down/Lowering: Current lake drawdown permit expires this fall; in approval process with the DEQ for a new permit for five (5) years with an allowable drawdown of three (3) feet (same as current permit) – initially requested four (4) feet drawdown, but DEQ did not approve.

Dam Repair: Blair estimated it will cost approx \$1000 to add rip rap at the south side of the dam, but DEQ permit is required before any work can be started. The Dam repair will be included as part of the Lake Drawdown permit, saving \$250.

Old Business:

Dam Insurance: Ernie Zack presented his findings on Dam insurance. Based on his analysis, he recommends we only maintain Commercial General Liability Insurance and not insure the dam itself. Ernie obtained current rates from two additional insurance

carriers, and based on his evaluation, recommended we switch from Cincinnati to National Specialty, saving approx. \$150 annually with better overall coverage. Liability coverage amount will remain at \$1 Million. Board agreed with his recommendation and will proceed with National Specialty.

LMP Special Assessment: We are in the last year of our LMP Special Assessment District. At our May 2014 membership meeting, it was recommended by the Board and approved by the attending members to proceed with Plan B with Nunda Township to create a new LMP Special Assessment District for 8 years at a cost of \$147/yr. per lot assessment. (Note: The current LMP assessment is \$95/year and expires this year, along with the dam rebuild assessment.

Plan A – Aerate the entire lake + annual treatments for \$75,000 per year

Plan B – Maintain the existing two Aeration sections + annual treatments for \$43,000/yr.

The formal Nunda Township/WVPOA hearing on this subject was held yesterday, and much discussion and clarification occurred during the hearing. The opposition results will be presented at the monthly Nunda Township meeting (week from this coming Tuesday).

New Business:

No new business submitted for review/discussion.

Adjourn: President Jim adjourned the meeting at 12:45am

Respectfully submitted, Mike Von Hagen, Secretary