

Minutes of Quarterly Meeting 9/14/22

Meeting called to order 9/14/22 6:58pm

Bart delivered greeting

Mary reviewed bank reconciliation budget dated 8/31/22. 98% of folks have paid their dues

Reviewed emergency reserve account and lake reserve account

Reviewed budget dated 8/31 beaver trapping fund went over budget

Remove post office box reserve and looking for other ways to allocate additional money to such items as beavers and lilies.

Other beaver located Landover Lake by boat ramp

Wes reviewed the WRDCR report and getting competitive bids, need at least 3 bids. Have contacted 8 companies except for a couple of businesses, who are now closed. We are expecting 3 additional bids. Optimistic on moving forward. DCR must respond to proposal. Once all bids are received, all bids will be brought to the board and then reviewed and then voted on to see if special assessment is needed

Thanks Kevin and Dave white for helping

Bart discusses the Lake issues and budget for beavers. Beavers are still being discovered and according to the DCR that they are no beavers allowed on the Lake as that will affect the dam. Hence the reason we are over budget. those funds had to be used to get rid of the beavers.

Kim and Shawn Ayers asked about water shield and lilies. Board had no budget to spray lilies because of the beavers and being over budget on that aspect.

We will have to see how to handle with next years dues but there are limited funds available due to beaver control.

Kevin who owns waterfront property-in the past all lake front owners got together and purchased a weed control and Dave sprayed the water shield to temporarily stop the problem. Ayers agree with that plan as well as other lake front owners

Ayers- A Granular treatment that can be done but can hurt the fish so not ideal.

2nd weed hydrilla- Kevin says that carps were introduced in past to help control the weed population.

Ayers do we have enough money left in the budget to address the weeds?

Mary, No we have had unexpected price increases and monies where money needed to be allocated. There are places where we could pull from to pay for additional trapping. Trappers have been out several times and the fee is assessed every time the company comes out whether they catch something or not. Beavers have been in budget in past years but only when necessary.

Mary there is in the maintenance budget 478.23 that could be used.

Bart says weeds will be addressed next year if they are still a problem.

Both beavers came from willow ridge and an otter from Landover lake.

Landover lake is in much better shape and has little weeds where as Willow Lake needs dam repair and has more weeds. With the dam working being done this will help get rid of the weeds and subdue the problem.

Wes -dam was built as a siltage pond where willow ridge was not built that way which is why Landover lake has less problems. Willow ridge lake is just much farther behind the construction than Landover lake is. Which is why Landover lake is in much shape. We need to find a healthy balance with the lake, proper weed control, dam maintenance, beaver control. How to control everything the best we can without going over budget. Geese are a huge contributor to the lilies in the lake. Topical treatments would be best in early spring.

Ayers we still have beavers on willow ridge and have offered in the past to allow traps on their property. Bart will contact and see where exactly they trap and see what options there are.

Newsletter will come out in next week or two and if there is any new news, we will put it in there.

Wes budget restraints, bids should be within those guidelines and budgets. Grants are not available for our Lakes but everyone seems to be able to work with us.

Bart discusses lawsuit and status. 1990s lawsuit is over CCRS and how they are not legally viable. 8th declaration was not enacted correct with the 7th amendment. Trial was completed the 8th last week, several witnesses from the community were witnesses. Judge wants a wrap up in 2 weeks synopsis from each side and then present to the judge. Then judge will review and then make a decision. Synopsis was presented and we are just waiting. Could be several months before a decision is made, details will follow as we know more. 8th could be abolished and we revert to 7th. 8th amendment of the CCRS went into effect 2016.

Questions and answers

Paint booth off of willow ridge that needs to be removed and is being used to store a vehicle. Suv is being stored there. Board will serve him a letter next week if it is still there. Tent seems to be coming and going. Unsure if he is running a business out of his home.

John reports activities committee 10/16 Sunday, lot 242A, easement on Landover, band, hamburgers, hot dogs, bouncy house, games, fishing out of pond. Flyers will be coming out. 9-12 fishing, picnic 2-sundown, bingo, prizes, games

Mary said the band is delicious!!

Bart calls the meeting to a close 7:47pm and meeting is adjourned.