

**Lake Lemon Conservancy District  
Board of Directors Meeting Minutes  
Riddle Point Park Shelter House  
July 18, 2009**

**The July 18, 2009 meeting of the Lake Lemon Conservancy District was held at the Riddle Point Park Shelter House and was called to order by Chairman Marty Mann at 11:15 a.m.**

**BOARD MEMBERS PRESENT: Marty Mann, Rex Taylor, Barb Ritter, Dennis Friesel, and John Schell. ALSO PRESENT: Bob Madden, Manager; Adam Casey, Board Recorder; Rachel Atz, CBU Representative; and LLCDC Freeholders (see attached sign-in sheet). Absent: Directors Dave Hobson and Bruce Cassal.**

**I. OPENING COMMENTS (Mann)**

- Mann thanked all freeholders for attending the meeting.
- Mann also introduced the current Board Members, Lake Biologist and Manager.

**II. APPROVAL OF MEETING MINUTES (Mann)**

- Approval of June 17, 2009 Board Meeting Minutes.

**RITTER MOTIONED TO APPROVE THE JUNE 17, 2009 MINUTES. TAYLOR SECONDED THE MOTION. ALL "AYES." MOTION CARRIED.**

**III. TREASURER'S REPORT (Friesel)**

- Dennis Friesel presented the budget as of June (see attached).
- LLCDC June income: \$36,007.
- LLCDC June expenses: \$32,489.
- LLCDC has \$81,000 in CD's, and \$53,400 in the Cumulative Maintenance Fund Savings.

**FRIESEL MOTIONED TO APPROVE ALLOWANCE OF VOUCHERS FOR THE MONTH OF JUNE, 2009. RITTER SECONDED THE MOTION. ALL "AYES". MOTION CARRIED.**

#### **IV. MANAGERS REPORT (Madden)**

##### **A. Fireworks Event Summary**

- The 2009 fireworks show went well.
- Would like to make the event larger in 2010, possibly having a band and food.
- \$5,870.38 in total donations. \$5,530.00 from Freeholders and \$340.38 collected the night of the event
- 89 percent of goal achieved.

##### **B. 2009 Vegetation Control Update**

- Weed growth has been very slow this season due to the winter draw-down of the lake and the high sediment load (decreased transparency) from the large amounts of rainfall.
- On July 15<sup>th</sup>, the lake was surveyed to determine areas needing treatment for weeds.
- On July 28<sup>th</sup>, Aquatic Control, Inc. will be treating approximately 36.8 acres of Submersed Vegetation (i.e. Eurasian milfoil), and 13.2 acres of Lotus/Spatterdock.

##### **C. OPERATIONAL UPDATE**

- Revenue-to-date has been very good for the season.
- The lake is currently at current pool.
- Conservation Officers and Lake Patrol have been very active on the lake.
- Trying to have Benton Township Fire Department burn debris pile on north shore of lake to get rid of pile as well as a training exercise for the Fire Department.
- Many buildings in the park have been newly painted this summer.

#### **V. SEDIMENTATION REMOVAL PROGRAM- UPDATE**

- Marty Mann reviewed where we stand with the Sediment Removal Project as well as listed some previous freeholder concerns and addressed the Boards position on those concerns.
- Freeholder Sam Patterson discussed his letter of June 12<sup>th</sup> (attached) with the Board and Freeholders present. Issues of concern included; renting the equipment first for a test run of the operation before buying the equipment; LLCDC would be undertaking a \$300,000 debt for the needed loan and concern about the cost to Freeholders over the 7 year loan period.

## **VI. PUBLIC COMMENT**

- Other Freeholder comments included the need for an east end disposal site; make sure the district gets the best deal for our money when purchasing equipment; the cost of the dredging equipment versus the length of the dredging season (3-4 months/year); and finally there were concerns from residents who lived in areas where the barge cannot get to by water. What is the possibility of using excavator from land for hard to reach areas?

## **VII. NEW BUSINESS / CORRESPONDENCE FOR FUTURE AGENDA**

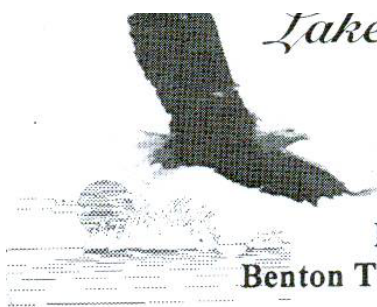
- July 22, 2009 – Board 2010 Proposed Budget Meeting – 6:00 P.M.  
Benton Township Senior Citizens Building.

## **VIII. ADJOURNMENT**

**TAYLOR MOTIONED TO ADJOURN THE MEETING. FRIESEL SECONDED THE MOTION. ALL “AYES.” MOTION CARRIED. MEETING ADJOURNED AT 1:15 P.M.**

Meeting Minutes submitted by:

Adam Casey  
Board Recorder



Lake Lemon Conservancy District

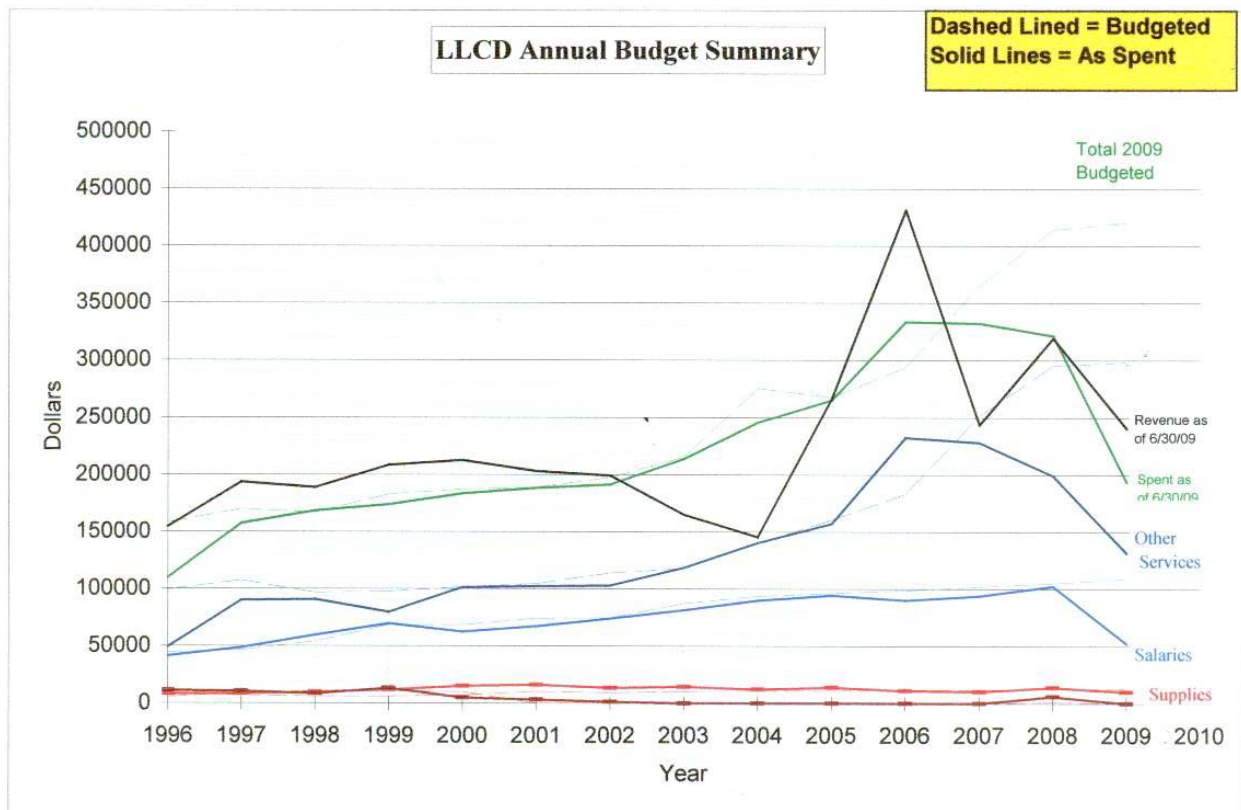
MONTHLY MEETING  
 Benton Township Senior Citizens Building  
 6:00 PM

Date: 7-18-2009

Name	Lake Address	District
<del>Sam Pitterson</del> Pitterson	North Shore	6
Roger + Kim Kufert	6486 South Shore	
Tom + Kim Kufert	7597 John Young Rd	1
MARANEL PRUDEN	7667 John Young Rd	1
BARR CLARKE	8851 E. South Shore Dr	5
ALAN McMOBB	915 E. South Shore Unionville, IN	5
Randy PRUDEN	7667 John Young Rd	1
FRANK + BOB	7665 "	1
Foutty, Mary Jane	7770 Wildwood DR.	2
DOLORES FREIBURGER	7636 HILTOP DR.	5
Louie KOPERNAK	7661 John Young Rd	1
Robert + Jean Hilerz	4114 Walker Lane	7
Bob Taylor	8069 Nakataville Dr	
Steve + Tina Freeman	9320 Oak Lane	
Tom Kelly	7584 BLUE HERON	4
Dana Kerilla	7795 N Tunnel Rd	
MIKE SONNENBERG	7803 N. TUNNEL RD	1
Les Wadzinski	9177 Southshore Dr.	
Bill Fudorick	7980 Wildwood	2
SURATA LA	8920 Southshore	5
Gibbons	4693 Idalawn	

~~John Young~~ 8

7599 North Tunnel Road, Unionville, IN 47468  
 Phone 812/334-0233 • Fax 812/335-0038



**I. JUNE 2009 Summary**

1. Income:	\$36,007	Water Craft Permits \$16,557 Launch Fees \$3,452 Lease Agreements: \$1250 Marina & Club Fees - Brown Co. Taxes - Monroe Co. Taxes - Interest: \$3 Fishy Tourney: - Park Res. \$250 Park Admin Fees \$11,420 Donations \$3,175
2. Expenses:	\$32,489	Salary/Benefits: \$12,246 Supplies: \$2,282 Insurance \$6,312 Professional Services (grass) \$4,210 Debt Service \$366 Water Testing \$3,405 Utilities, Maint. \$1,290 6% Marina Sales fees \$874 Other \$1,231
3. Investments:	a) \$81,000 in CD's General Fund Invested. b) \$53,400 in four CD's for Cumulative Maintenance Fund & Savings.	

LLCD  
7599 North Tunnel Rd.  
Unionville, IN 47468

6-12-2009

My name is Sam Patterson I own property at 6271 Northshore. I am a General Contractor/ Developer. I want to thank the Board of Directors, Lake Manager & Sediment Removal Committee for their contribution to the successful management of the lake. We are all here because we love Lake Lemon. I have prepared this correspondence in order to better articulate my concerns as well as the concerns of others, that Managements anticipated move to take a more aggressive approach to the Sediment Program may have unanticipated risk, expenses and management concerns as it relates to the dredging initiative. I have attended all but two Board Meetings during the past year. I have observed and taken in as much as possible during the past year to get a better understanding of what was involved in managing the lake. I attended the July 08 Board meeting at the beach. After the meeting I asked a board member if the current method of dredging was efficient and cost effective. Probably not was the answer but the current method employed offered the best opportunity to move forward quickly with initiative because we had a contractor that could mobilize quickly. The member suggested I attend Board meetings. He was right. How could I question methods without more knowledge of where the lake was at in the process besides nobody likes to receive input or questions from a "Johnny Come Lately" I thought. I learned over the past year that it was the intention of the Management to purchase the dredging equipment from Payne Excavating for \$400,000 for the purpose of taking over the operations of the dredging. The cost of the equipment was the first flag that caused me concern. I did not recognize the proposed value based on what I had observed in regard to the equipment. The next concern was that having some knowledge of equipment I felt the ground support of such equipment would require a building with facilities, tools and mechanicals. The cost of this support could add another \$100,000 to the cost that did not show up in the projections. My greatest concern today is Managements determination to own and operate the equipment. I own, operate and maintain construction equipment as part of my primary business. I know first hand the pitfalls and positives of owning such equipment. I also have excavation contractors that I have used when the work that I needed done exceeds my limits of expertise. I have observed their struggles with costly repairs, maintenance and down time. Management will not only be dredging contractors, they will be a heavy equipment maintenance company as well.

Debt service for the equipment purchase is projected to be \$45,000 per year. I believe it is hard to justify purchasing all equipment that will sit idle 10 months of the year. Sunbelt Equipment will rent the required excavator for \$3200 per month. They charge \$100 each way for delivery and pick up from Noblesville. If it breaks they fix it, insure and maintain it. When we're done we send it back and they may send a newer model the next year.

I have read all of the SRP committee reports and 2005 Commonwealth Engineers "Sediment Disposal Site Evaluation". There is nothing in any report that suggests that the lake should purchase equipment and operate. I have asked for a feasibility study that would render an opinion as to 1). Managements purchase, operation and maintenance of equipment or should we hire a subcontractor with dredging experience 2). Pursue mechanical or hydraulic means to excavate 3). Take all information Management has prepared and advise best way lake move forward to maximize sediment removal and minimize risk, cost and inconvenience. I have talked with Don Searles at Dredging Specialists out of Mattoon, IL. After talking with Mr. Searles I believed I found someone with enough experience to advise Management. The 05 Commonwealth Report did not take into consideration that Management had the ability to draw down the lake 6 feet. I was convinced before talking with Don at least a portion of the dredging could be done by surface mining. Draw down lake. It would de-water itself, push to shore, excavate to truck and head to contract dump site off lake. Don convinced me in the short time I talked with him that this approach would not work. Don is a pull no punch kind of guy. He has an impressive resume and has been working in dredging for 30 years. If you go to his web site Dredging Specialist. com you find a project cost estimate questionnaire, What engineers need to know sheet and Dredging 101. This is impressive information. Don no longer dredges but does consult. I would like to organize a conference call with Don and Management to determine if Don could possibly help make some hard choices. Don told me we should expect to pay \$4-\$5 per yard to dredge plus approx. \$5 per yard for site prep. According to the 08 annual report we spent \$21 per yard in 08. If it is determined that the lake should purchase, operate and maintain equipment it could obligate every freeholder to approx. \$10,000 in debt on average. We removed only 7200 sq. yds. last year. Don said it is possible to dredge 200 cu. yards per hr. At that rate we could have excavated the entire quantity we dredged in 08 in 5 days. This is a tough issue. Much has been done. In my opinion there is nothing I have read that makes me believe our proposed current course is the definitive right direction. We need to get this right the first time. We have a fiduciary responsibility to freeholders to make the correct decisions for the lake not the easy choice.

I listened at one board meeting describing the heroic effort the Isoms, Ritters and others made in the mid 90's to take control of our lake. These early pioneers made courageous decisions and worked tirelessly so we could enjoy what we have today. This decision is our generation's test of responsible stewardship. I want to participate and help with very important work.

Thank you.

Sam Patterson