

LAKE LEMON CONSERVANCY DISTRICT

Board of Directors Meeting

Riddle Point Park Shelter

June 20th, 2026

10:00 A.M.

BOARDMEMBERS PRESENT: Chairman – Les Wadzinski, Vice Chair – Bret Huber, Treasurer – Debra Ladyman, Stephen Werner, Malcom McClure, David Carrico, Mike Blackwell

ALSO PRESENT: Adam Casey, District Manager; Chris Conner, Operations Supervisor; Natasha Komoda, Office Administrator; Caleb Chen, LLCD intern

I. Call Meeting to Order/Chairman’s Remarks (LW)

II. Public Comment (LW)

A. Freeholder, Steve Langbeen from District 6 provided an update on the proposed sewer system. The State Revolving Fund allocation has been moved to the Lake Lemon project, providing approximately \$1M for engineering, with an additional \$3.7M federal grant from the U.S. Environmental Protection Agency designated for construction. A private partner is being explored to design and build the wastewater treatment facility.

The proposed system would serve multiple areas including residential, trailer park, marina, and surrounding corridors, with shovel-ready timelines targeted for late this year or early next year. Grinder pump systems would be used, with homeowner responsibilities limited to service from the home to the connection point. Participation of 80–85% is anticipated, with septic inspection requirements for non-participants. The regional sewer district would oversee long-term operations. Site selection, funding structure, and future development density were also discussed, with additional planning and approvals still in progress.

III. Approval of Board Meeting Minutes (LW)

A. Approval of April 23, 2026, Board Meeting Minutes

BLACKWELL MOTIONED TO APPROVE APRIL 23, 2026 MEETING MINUTES. MCCLURE SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

IV. Treasurer’s Report (DL)

A. April 2026 Financial Highlights

1. Total Income: \$44,006.10
2. Expense: \$98,199.85
3. Total Checking & Savings: \$1,717,902.39
4. Total Fixed Assets: \$541,156.00
5. Total Liabilities: \$920,111.52
6. Total Liabilities & Equity: \$2,259,058.39

B. Report of Claims Approval for April 2026

WERNER MOTIONED TO APPROVE APRIL 2026 ALLOWANCE OF VOUCHERS FOR THE AMOUNT \$89,915.37. MCCLURE SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

C. May 2026 Financial Highlights

1. Total Income: \$89,435.76
2. Expense: \$121,337.69
3. Total Checking & Savings: \$1,689,359.03
4. Total Fixed Assets: \$456,156.00
5. Total Liabilities: \$893,470.09
6. Total Liabilities & Equity: \$2,145,515.03

D. Report of Claims Approval for May 2026

WERNER MOTIONED TO APPROVE MAY 2026 ALLOWANCE OF VOUCHERS FOR THE AMOUNT \$108,929.54. HUBER SECONDED THE MOTION. ALL OTHER MEMBERS “AYES”, THE MOTION CARRIED.

V. Manager's Report

(AC)

A. Vegetation Control: Update

1. First vegetation treatment of the season was completed on May 5 after a two-week weather delay. Treatment is working as expected, with vegetation beginning to die off. Aquatic Control guarantees treatment effectiveness and will re-treat areas if necessary. An additional submerged vegetation treatment is planned later this year. Lotus treatments are expected to occur in mid- to late July along the eastern end of the lake. Vegetation management remains focused on areas impacting recreation and boating, while beneficial vegetation is maintained in select areas to support water quality and fish habitat.
2. Overflow pond maintenance project is in its second year of a five-year plan. An update with photos will be shared with residents via newsletter.
3. Bacteria and cyanotoxin (blue-green algae) testing has begun at the beach and in open-water areas in partnership with Indiana University. Results to date have been either undetectable or well below recreational thresholds.

B. Fireworks & Events: Update

1. Independence Day fireworks show will be held on Saturday, July 4th. A new contractor, Wisely Pyrotechnics, has been selected to provide the display. Donations increased the fireworks budget to approximately \$19,000, with all additional funds allocated directly to enhancing the show. The display is expected to be a high-energy, approximately 20-minute show, consistent with industry recommendations for audience engagement.
2. Shoreline Sessions concert was held in June. A stage was constructed using a repurposed pontoon and installed on the point for the

performances. The Conservancy partnered with Orbit Room, which handled artist booking, sound, and event production. Attendance and community participation were positive, including boaters gathering along the shoreline to enjoy the concert.

C. Operational: Update

1. AC makes note that despite large turnover of office staff from last year, park operations have been running smoothly, thanks to a great team this season.
2. AC reported that Lake Monroe beaches remain closed, with no expected opening by the end of June and a potential delay into August if rainfall continues. Due to these closures, Riddle Point Park Beach attendance has increased significantly. AC also noted increased usage has required more frequent pumping of the bathhouse holding tanks, now occurring approximately every two weeks instead of monthly. The increased maintenance is manageable and offset by higher visitation and revenue.
3. This year saw the highest on-time sublease submissions to date, with 179 submitted by the deadline. Early compliance has improved revenue collection efficiency compared to prior years.
4. CC reported that overall park operations are running smoothly despite the team being largely new. Weekend attendance has been strong, with increased visitation attributed in part due to improved restroom facilities, which have received positive feedback from visitors. Recent projects include shoreline, construction of a stage for programming, ongoing grounds maintenance and repairs/general site improvements.

D. Member of the public brought up ongoing concerns regarding sublease and dock usage compliance. Parking and access issues along Sail Away Lane were also discussed. Management was directed to investigate the dock matter, determine compliance, and evaluate LLCD's options.

VI. Next Meeting: Saturday, August 27, 2026, 6:00 p.m. (LW)
Location: City of Bloomington Utilities, 600 E. Miller Dr. Bloomington, IN

XI. Adjournment (LW)

BLACKWELL MOTIONED TO ADJOURN THE MEETING AT 11:04 AM. WERNER SECONDED THE MOTION. ALL OTHER MEMBERS "AYES", THE MOTION CARRIED