

VALPARAISO LAKES AREA CONSERVANCY DISTRICT

MINUTES OF MEETING July 20, 2016

BOARD MEMBERS PRESENT: Bob Garmon,  
Nancy Satterlee, Mickey Koehler  
Christian Anderson  
Thomas Kruse, Rolando Chilian, Don Kareiva

BOARD MEMBERS ABSENT: none

CONSULTANT PRESENT: Dave Hollenbeck, Dale Brewer, Bob Minarich,  
Audience: Tom Banaszak, Walt Breitinger, Susan El-Naggar, Jim Holland, Marcy  
Holland, Charles Ray, Doctor Jones.

Meeting was called to order by Chairman Bob Garmon at 5:00 pm after cupcakes.

Don moved to approve the minutes. Mickey seconded it. One correction to remove Rolando's name from appearing twice. Motion carried. 5-0.

The Financial Committee's report.

Mickey moved to approve the claims and accept the financial statements. Seconded by Rolando. Motion carried 5-0.

The contractor's claim for approval. \$80,580 was mentioned.

Bob recognized Susan El-Naggar who asked for an update. Dave explained that 8 signers for service have signed and there appears to be 2 more people wanted to be annexed. At this point, the more signers for annexation the better. A minimum of 30 days for annexation. Cutoff date for new annexation signers will be July 22.

Dave then introduced Charlie Ray from the Duneland Group. This is about the 600 N. annexation. His client, Dr. Jones would like to construct a medical and commercial complex on this site and they wish to know if sewer and water is available. The chairman will entertain a motion to provide services to this parcel. Don so moved. Rolando seconded it. Motioned carried. 6-0. Kruse arrived.

Bob then recognized Jim Holland. They wanted to wait for Nancy to arrive.

General Manager's report.

Dish no change.

Sewer manholes inspections began.

Water service leak on Agape.

Intermittent leak on McCann. Found a split in some very thin plastic. Made the repair. 2<sup>nd</sup> set of water samples taken.

Groseland no change.

Electricity is being hooked up at new office.  
As far as the looping project, Dave and I met. Dave is reviewing the need for easements.  
The president of the homeowners association was reluctant to agree until his association meets in late July.  
No committees met.  
Naturepalooza had a nice turn out. Seedlings and rain barrels are always a big hit.  
Tricia Czazasty was hired to fill in temporarily for Laura.  
Water distribution license was updated for the next three years.  
Web page was updated.  
CCR's are out.  
Dave mentioned disability access to websites.

Matt's field report.  
Lift stations all good.  
1 meter change out.  
2 water samples taken and passed.  
50 locates. 25 delinquents  
Bob asked Bob M. for an update on the office.  
Bob M. reported a new foundation crack that the architect will check into.  
The duct work is proceeding. Some plumbing done. Bricks and limestone have been delivered. 9' ceiling. Most of the windows are in. Materials for the interior were dropped off by Jean. The doors doesn't match. Dale agreed the doors do not match.  
Nancy will stop n and talk to her.

Accounts Receivable  
Nothing

Personnel Committee Nancy Satterlee  
No report.

Insurance Committee Rolando.  
No report.

Environmental Christian Anderson  
No report.

Public Relations Don Kareiva  
Don brought up Bob M's idea for signage around the District. Welcome to VLACD.  
Should go through Bob Thompson at the County. Also signage at the Cook's property.  
No dumping style. Wait until we own property.

Short and long term planning Committee. Thomas Kruse  
No report.

Engineering Committee Bob Garmon

No report.

Finance Committee Mickey

Budget process going on. 3.8% growth quotient.

Finance committee will need to meet.

Attorney's report Dave

The approved general fund budget is \$190,300 (\$7196.13 is 3.8%)

Preliminary determination at the August meeting.

Tom did meet with Steve Poulos and reports that it was a good meeting.

Tom wants to call a meeting to set out what we want during the talks.

Nancy arrived.

Recall on Jim Holland. Dave brought up that the project was put on hold due to legal threats and the move into the temporary office. Jim brought in photos of the property lines. Dave suggested that we do a survey of the property to know our legal zones.

Bob moved to hire a surveyor, Rolando seconded it. Motion carried 7-0.

Tom Banaszak brought up roads again. Bob brought up going to the County for help.

The County told him to bring the road up to County standards and they will take over the maintenance. A conservancy district is not chartered for roads unless it was recreational facilities.

Bob adjourned the meeting at 6:00 pm.

Attest:

Bob Minarich

General Manager

Valparaiso Lakes Area Conservancy District