

2024 Meeting Minutes

Dam Update as of 10/26/24:

As many of you may have noticed, the repair work on the dam has not started yet. Scott has been in contact with the contractors here is the latest information that we have:

1- The contractor has been currently finishing up two large projects. There were some unforeseen challenges with these projects and they have been taking the company longer to complete. One is completed and the other has a deadline of November 15. Then he can start our project.

2- They are hoping we will still get some good days in late November to at least complete phase 1 (The concrete wall work).

3- Since Phase 2 of the project (Saline treatment) is temperature and moisture dependent, it will probably have to wait until the spring of 2025.

This will also give us time to continue to collect the dam assessment payments from the 18 property owners that have not submitted their payments.

We hope everyone is doing well and will update you again when we are given additional information.

Lake of the Hills Meeting 5/11/2024

President: Scott Cole

Vice President: Steve Duso

Treasurer: Georganne Archambault

Secretary: Elissa Lyon

Trustee: Dick Moreau

Trustee: Matt Lyon

Trustee: Beth Taylor

Call to order Scott to call to order, Elissa to second it.

Secretary's report: Elissa reviewed the secretary's report from 1/29/2024. Approved by Matt, seconded by Jen.

Treasurer's Report: Georgeanne reviewed the secretary's report.

Attendees reviewed the expenditures on the money report.

Motion to Approve. Approved by Scott, seconded by Jen.

Fish Report: No fish report.

New Business: Survey and drawings completed last year. We were turned down on a grant we applied for. We used part of our survey for what they determined needed repaired on our dam.

Dock is in and repaired. Matt, Steve, and Scott repaired it.

Mowing for LOHA: JKW – same price as last year.

Lake solutions – manages the weeds – surveyed Thursday, treating Wednesday-ish. Earliest they have done this year. They are permitted early.

Insurance: goes up every year, largest expense. We will find out if the insurance is increasing in August.

Boards still out because water is high. At normal level.

Dam: in February of 2024 on the lake side of dam, exposed rebar was spotted. There was a repair in that area years prior. It was reported to Spicer and they said to get an engineer involved. In March, Spicer came out and inspected the wing walls and collected samples of concrete in the deterioration area. The April test came back. On April 29 we received drawings. On May 1 we gave Spicer the go ahead to start the application process through EGLE (permission to do any work on structure). On 5/6/2024 Georgeanne paid Spicer \$3,500. Matt and Scott met a contractor on Monday to come look at the dam. We asked them to come up with numbers to discuss at annual meeting received 5/10/24.

We need approval to go forward with construction. Permit will last 3-5 years. Miller Development are bridge and dam guys. 1 foot to take water down in fall (winter level) helps docks, and precipitation levels. The 1 foot level is where the damage due to freeze/thaw. Rapid deterioration – test alkaline levels elevated in that level because concrete is so old. Cracking in structure allows water in and accelerates what is happening. Once water gets in cracks deteriorates pretty quickly. We can lower the water below the area that is rotten and they need to chip down to something solid but also needs to be dry to do maintenance. Don't want to start in the summer because the lake level will be too low and the fish will die because water temp will be too high. Repair would have to be done Sep/Oct before freezing temperatures. Give time for concrete to cure and get solid before winter.

Recommendation 2: need to spray the entire structure to prevent concrete from getting future damage. Use this spray on all new dams to help longevity. We cannot do on our own. We need to sand blast old concrete and then spray it with the mixture. Need to fix cracks first. Other coding goes on first and then spray. Those are the two recommendation they said to do right away. Spray lasts 3-10 years and then can be reapplied by us. Recommended we get some inspection done. We believe there is going to be expenses to direct removals and oversee the repairs.

Matt and Scott tried to get contractors to look at rip rap work.

Change out boards. We had the boards replaced years ago. We reached out to them to see how much it would cost to replace them again. No quote yet. Probably a large expense. Last time they drove sheeting in front of each bay and changed out logs one at a time.

2 years ago dues were set at \$200 per lot, \$50 for each additional lot. Georganne did reports to show dues won't cover dam costs. We have a project we would like to target for the grant. It was also recommend we do a soil study and they can predict failure on the earthen berms. They can guess potential problems with a soil study.

Georganne – reviewed documents from Spicers that said what work needs to be done, gave to Miller to get quote. Gmail with quote from Miller. Wing wall repair \$18,500.00. Concrete Coding \$13,000.00. Rip Rap came up in inspection big rocks that go over down stream that Spicer said needed to be done to prevent erosion \$17,000.

#4 replacing logs in the dam.

Won't know what the insurance will be until last week of July. \$33,000 in expenses. Case available \$36,000 – difference \$3000 over.

Special Assessment: \$220 per owner if we do project 1 and 2. \$250 would be a better plan.

Put project off for one year to get grant? They don't issue money for maintenance and if we wait more than one year then the dam will get worse.

Up stream – do we need to notify anyone up stream? They don't have to comply with us. Their dam is just an overflow situation, no boards. If we get a storm and the lake raises we will have to wait for it to go back down. Have to plan according to weather. If we start after Labor day might have a good chance to get repair done. It will take about 1 week but will take 14-28 days to cure. If we get freeze notice we will have to wait on that as well.

Need money by the time the repair is done. Need by September/October.

Need Dam Fund to cover costs of dam repair only.

Boards will be put in in 2005.

Minor/Major permit: rip rap is not on the current permit. Currently in minor permit at \$3,000. If we have to get a major permit it will cost \$10,000. Cost would be same for lake side and non lake side.

Weed control: Denise Livermore said that State Law says we can not do a tax assessment for a repair, only improvement. Can't get loan b/c we have no collateral. Grant process takes a long time.

Tribe for funding? Something we can look in to.

Dam Fund Special Assessment: \$300 in 2024 per owner. Motion by Dan, Seconded by Rich. Mailing by June 1 due by August 1 2024.

Vote: Passed unanimously.

Georganne can keep track of the \$300 for the special assessment to keep it separate from the other funds.

Beth Taylor approved as new trustee to replace Jen. Passed.

Gypsy spray. Julie Demambro said gypsy sprayer expert said we have no infestation this year.

Motion to Adjourn: Approved by Elissa, Seconded by Matt.