



<b>Board</b>	Joe Gargano	-	President
<b>Members</b>	Joe Olliges	-	Secretary
<b>Present:</b>	Bill Piper	-	Treasurer
<b>Absent:</b>	Fred	-	Vice President
	Herb Hill	-	Personnel
<b>Guests:</b>	Tom Clarey		Ron Mangini
	John Mulholland		Jerry Sellers
<b>Employees:</b>	Becky Breckenfelder		
	Mike Schiltz		

**I. Called To Order:** Joe Gargano called the June 3<sup>rd</sup>, 2004 Lost Nation New Landing RCD meeting to order at 7:12PM.

## **II. Pledge of Allegiance**

**III. Agenda:** Joe G. motioned to amend the agenda to include the Ethics Ordinance under Item C in New Business and Personnel under the executive session, which is after the open meeting. Bill Piper seconded the motion. Motion carried unanimously by roll-call vote. [06-04-01]

**IV. Minutes:** Joe G. motioned to approve April's minutes. Joe O. seconded the motion. Motion carried with Joe G. and Joe O. saying aye and Bill abstaining. [06-04-02] Ron Mangini asked when they would approve May's minutes and Joe G. said that they weren't ready to approve yet.

**V. Treasurer's Report:** Becky said that she didn't print out a year-to-date budget comparison this month because the 2005 budget numbers were not approved yet. Joe G. said that next month the approved budget will be plugged into the reports so the line items would all be under budget. Becky also printed the check register in landscape (wide) form rather than portrait (long) form to fit more detail in the line items. Joe O. wondered if the checkbook register line items could wrap around so that they could see it in its entirety. Becky said she would see what she could do. Joe G. asked if they were working with the carryover numbers from last year for the report since the budget hasn't been approved yet this year and Becky said yes. Bill asked if there were any unusual expenditures this month (other than the restoration payouts to Nordman and Benesch) and Becky said that the carp removal expenditure and the payouts to Ogle County for taxes on the new property aren't usual monthly expenses. The new property hasn't been designated a park yet to make it tax exempt so we have to pay the taxes on it. Joe O. asked if the county can reimburse us on the taxes paid if the property becomes tax-exempt and Becky said she didn't think so. She contacted the county and they sent her an application to change the status on it, however, Tina had told Becky that doing it that way would take a lot longer than contacting our tax assessor, Chuck Jolicoeur, and asking him about it. Becky has tried unsuccessfully to contact him so Joe G. said that he would talk to him. The \$584 per lot that was paid was for both June's and September's payments. Joe G. asked what the clean-up day supplies were for and Becky said that it was for supplies like paint for the building and properties to clean up on that day. Joe G. motioned to approve the treasurer's report. Joe O. seconded the motion. Motion carried unanimously. [06-04-03]

## **VI. Board Member Reports:**

#### **A. Joe Gargano**

1. Dredging/Restoration – Joe G. said that Ken Oltmanns completed the restoration on lots 10 – 13; the seed is starting to take on all four lots. They also completed restoration on Henry Cachel's lot. The dredging and restoration is complete with \$181,802.60 having been spent. Joe G. asked Tom Clarey who is in charge of roads on the Lost Nation board and Tom said Paul Harkins. Joe G. said that he would call Paul. Bill asked why the payouts to Nordman and Benesch on the report comes out to over \$182,000 and Joe G. said that the extra \$704 that was done by Nordman for beach maintenance was not related to dredging.

**B. Fred Stegbauer** – Fred was unable to make this meeting and has regretfully resigned from the board, effective immediately. His personal schedule has become too busy to continue serving on the board. Joe G. said that he would sorely miss Fred and added that he put in a lot of time and effort serving the RCD while he was on the board. He did meet with the employees, Sara and Doug, and Sara did her first grass cutting today. Joe G. asked if either Joe O. or Bill would be interested in taking over the part-time employees because even though Herb is in charge of personnel, he is going to be limited in what he can do over the next few months. Bill offered to oversee the part-time employees.

**C. Joe Olliges** – Joe O. has been keeping track of incidents that have been happening at the building. He also made a list of all the boats that are currently stored on RCD property and he asked Becky to give him a list of who owns each boat.

**D. Bill Piper – No Report**

**E. Herb Hill – No Report**

#### **VII. Employees**

**A. Mike – (Mowing)** Joe O. said that Don Schulze mowed the campground and Bob Schulze mowed the hill and they need to have Doug Meyer weed-whack the top of the hill where Bob was unable to get with the tractor. Joe G. asked if Mike would be willing to try weed whacking the hill and he said yes.

**B. Becky** – Becky received her repaired computer back from HP on Tuesday and they repaired and updated the CD-RW drive on it so now she can save the minutes on a backup disk (she wasn't able to do that before).

She is going to obtain W-4's and the Employer Federal Income Tax withholding charts so that she can get the two new employees put in the system.

Before the Memorial weekend, Becky and her husband replaced the tattered flags with new ones and Becky borrowed an MIA/POW flag from Tom Tegge to fly on the holiday. Tina O'Malley had called and said that in the past the RCD had their own MIA/POW flag that they used to fly on holidays and that it would be a nice gesture to do it again.

Becky purchased flowers, which were planted around the flagpole and Joe G. planted the remainder of them in front of the entrance of the Lake Court Center. She and her husband also purchased and installed a light with a sensor on it so that there would be a light shining on the flag at all times and a stop sign and chain to put up at the campground to prevent people from driving around the existing chain.

In the past, the RCD has purchased the US flags to display at the entrances due to the fact that they get a government discount and this year they continued that policy. It costs the RCD approximately \$30-40 a year to replace those flags.

Joe G. asked Becky what the approximate increase in usage (both private and community events) compared to last year and Becky said that it has increased 50-75%. He also asked about how many hours she is putting in now and Becky said that lately she has been putting in 95-100 hours a month. Ron Mangini asked how many Saturdays and Sundays are used out of the year. Bill Piper asked if the library would be interested in a donation of a set of leather bound Louis L'amour books. Becky said that Maureen Bronkema would be the person to talk to regarding book donations.

### **VIII. Old Business**

**A. 2005 Budget Approval** – Bill briefly went over the preliminary 2005 budget numbers (Report Attached) that the RCD came up with at their May 25<sup>th</sup> meeting. He emphasized the fact that the boldface numbers on the report are fixed while the remaining numbers can be changed. He explained that the \$6,000 under *Interest Paid* plus \$23,000 of the *Land Acquisition & Construction* line item equals the \$28,000 payment on the land purchase/ dredging loan, which is due in October. The \$1500 under *Pop Machine* is the expense of stocking the machine, not the machine itself as it is furnished to us as long as we purchase the pop from them. The board wants to put money in the Lake Preservation Reserve Account each year to build up for future dredging and lake preservation activities.

Joe G. preferred that the engineering services that will be performed on the building should come out of the *Professional Fees: Other* line item. Bill would rather show the cost coming out of the *Land & Building: Repairs & Updates* section and Joe O. agreed with Bill.

Ron Mangini asked what the \$74, 869.03 in accrued accounts was for and Bill replied that it is the carry over on the checking, money market, and CD's from last year. Becky added that part of the reason why the carryover was so big this year is because originally there was a payment that was due in April on the loan, but when they refinanced it, the next payout was rescheduled for October. Ron was concerned that if they budgeted in the overage for next year and their carryover ends up only being 22,000 (what is in the Lake Preservation fund) that they would go over budget. Bill responded by saying that that was assuming they would be spending every line item budgeted and 1. He doesn't foresee them spending 20,000 on *Dredging*, 2. They don't know what they will actually spend on the *Building Repairs*, and 3. Lake Erosion and Siltation is an unknown – hopefully they won't need to spend that this year, but even so, they still have to have it identified.

Joe G. commented that the RCD is operating on a budget this year that is equivalent to both the POA's combined. New Landing's budget is \$118,000, Lost Nation's Budget is around \$90,000, and the RCD's budget is \$206,901.

Joe G. motioned to approve the FY2005 Working Budget as presented. Joe O. seconded the motion. Motion approved unanimously by roll-call vote. [06-04-04]

### **B. Building Renovations/Engineering Services**

**Basement** – Joe G. authorized Wendler to perform the evaluation report for \$700. Joe G. asked the opinion of the board about putting in window wells and windows or glass blocks in the two openings where the ductwork is coming through in the basement's east wall. It would increase the engineering services by about \$200 over what they had approved and it would increase the overall cost of the basement project about \$1500. The alternative would be to dig down, pull out the ductwork, pour concrete into the two cavities to seal them off, bury them and repour the wall. Joe O. would prefer not to have windows down there because of the expense. Jerry Sellers said that if they put in window wells then that would be more sources for water to get in and that they would be more trouble than they are worth. Bill and Joe O. are both in favor of filling it in with concrete rather than installing windows.

Joe G. said that the engineer was planning on providing a spec for installing a foundation drain along the south wall to carry out the rainwater out toward the lake.

Ron Mangini didn't like the idea of run-off from the building going into the lake. He said that the water from his sump pump goes into his sewer system, which empties into his septic field. He doesn't think that pumping anything into the lake is good. Joe O. and Joe G. said that they didn't think you were allowed to pump storm water run-off into the sewer system. Ron asked if all the runoff from the lakefront houses is draining into the lake and Joe G. said that the ground water should absolutely drain into the lake. Tom Clarey said that the Lost Nation POA has a rule in their building code that requires homeowners to provide an in ground holding area made of concrete or gravel to allow the water to dissipate into the ground. Bill asked if Ron was suggesting that they have a holding area designated in the engineering specs and Ron said exactly. Joe G. said that he would rather go with the engineer's recommendations and as long as it is ground water or rainwater he really didn't see a problem with it. He said that, in fact, that water is probably cleaner than the run-off from the upstream farm fields with the livestock. Joe G. added that the beaches are closed right now per the Public Health Dept.'s recommendation last year that whenever we have a significant amount of rainfall, we should automatically close the beaches until they test good.

**Roof** – They have concerns with the job that was done on the west side of the roof three years ago, for example, the supports were not concreted in, the gutters were hung improperly, and some of the shingles are coming off. Joe G. would like the engineer to do a bid spec. on the roof to include a five-foot overhang places on concreted supports and new gutters on the entire building. The inspector recommended that when they do the east side of the roof that they should bridge the two sides with sheeting to eliminate the difference of a one inch drop between the two sides. The cost to create the bid spec. document would be approximately \$650. At the last meeting, they had voted on spending a total of \$1,000 on engineering fees for the building. They also have the option to hire the engineer at \$75 -\$100 an hour for inspection services and make sure that the work is being done to the specs., however, Bill felt that there were enough people out here who had that kind of construction expertise to be their own residents engineers. Joe G. said that when he was supervising the dredging operation, he would be out there 6-7 hours every day. He doesn't expect whoever will be overseeing to be out there that long, however, he would like to see them out there 2-3 hours every day that the workers are on the job. He added that in a previous conversation with Herb that he had, Herb agreed with him.

Jerry said that for \$650 they should get something in an RFP format that specifies clean-up and other details. He suggested that they bring the contractors in at the same time to show them the building and the same spec. (so that they are bidding on the same job).

**Kitchen** – Bill asked if the spec. would include the kitchen and Joe G. said yes, that they would prefer to have one contractor do the whole building to include the reroof, kitchen renovations, and the basement repair.

Tom asked if the concrete would be redone and Joe G. said that it would depend on how far they want to go with the job. Joe G. said that they may want to pull the old ductwork out to prevent it from collapsing in the future. Joe O. said that they could use the concrete as riprap.

**Decision to Hire the Engineer to do the Bid Specs.** - They discussed when this work would be done and Bill said that Herb would probably not be able to commit to working on it for at least a couple of months, moreover, there probably isn't a contractor that isn't booked up for the next couple of months. Joe G. said that he would like the bids to go out in mid-July and the work to be started in September, just like they did for the dredging last year. Joe G. said that for \$300, Wendler Engineer is doing a bid spec for the work in the basement involving excavation down to the lines going into the basement, removing them, and plugging the two lines where the duct work enters the building, install a foundation drain, and compact it. Joe G. asked the others if they wanted the engineer to add to the spec. the contractors going 50 feet out, digging down 5 feet,

removing all the underground piping removing the concrete and backfilling it in. Joe O. said that he was in favor of hiring the engineer to do the specs. because the engineer would be qualified to do so while he is not. Bill was in favor of getting bid specs. from the engineer, not to exceed \$2,000 including the \$1,000 they had previously approved. Joe G. motioned to spend up to an additional \$1,000 on engineering services from Wendler Engineering not to exceed \$2,000 total. Bill seconded the motion. Motion approved unanimously by roll-call vote. [06-04-05]

## **IX. New Business**

**A1. Racks at Dam/Boat Storage** – Joe G. said that he, Bill and Tom Clarey need to construct some racks down at the North Beach. Joe G. said that the dam is a popular area for people to store their boats and currently there are boats lying on the ground there. Joe G. remembered that the board had made an ordinance stating that boats on RCD property need to be stored on racks. Bill asked if there was any room on the racks there for them and Joe G. said no.

Joe O. said that there are spaces available at the old East Beach and Park Drive Park. Joe O. is concerned that if they build the racks at the North Beach, the racks at the East beach and the Park Drive Park will become emptier, which would defeat the purpose of installing more racks. Joe O. would rather get the boats up off of the ground and then see how many racks need to be built.

Joe G. would like to get the racks put back up at the North Beach because it is a popular spot since it has a boat launch and is at the deeper end of the lake.

Jerry recommended that they first round up the illegal boats, then put the boats on the ground up on racks, then see if they need to build racks at the North Beach. He said that a problem with building racks at the N. Beach is that there is going to be a lot of traffic there and the boat racks would be in the way of the cars pulling up with boat trailers there. Joe G. disagreed, saying that they own a larger chunk of property there than what is being mown and that they could expand the area to make more room for parking as the community grows.

Joe O. said that if they send out letters to the owners of boats that aren't current, it wouldn't be done until the fall. He asked if they are supposed to give the boat owners 30 days to respond to the letters that they send out before they confiscate the boats and Joe G. said yes, and it has to be a registered letter.

Joe G. asked Bill what he would like to do and Bill said that he would like to start off by sending letters asking the boat owners whose boats are on the ground to put their boats up on racks, letting them know where there are racks available.

Joe G. asked Joe O. if he was willing to field any complaints that come in and Joe G. said yes. Joe O. will get a list of whose boats are on the ground for Becky and Becky will compose the letter.

**A2. Weekend Incident** – Over the weekend four individuals in a white pick-up truck were witnessed (license plate was noted) flipping over a boat that was at the dam and were throwing rocks at it. The witness left the site to call a board member and upon his return found the boat sinking in the emergency overflow. Joe G. and Joe O. were able to pull the boat out of the lake on Monday. The incident has been filed with the sheriff and they would like to look at the Lost Nation security camera to see if it is on there. The 57770B was the license plate, which the witness said was on a white truck, and when the plate came back, it showed it as being registered to a 1991 Ford. Tom Clarey said they would check the camera to see what is on there and Joe G. said that it would be between 3:00PM and 4:00PM Sunday afternoon.

**B. Debris at Campground & Burn-pile** – Someone dumped the remains of a deck at the campground woodpile. The RCD will be putting in chain to make the campground a little more inaccessible by car when it is closed.

Joe O. tried unsuccessfully to burn the burn-pile last week. Someone dumped grass clippings and 12"-16" logs in there over the week. They will try to burn the burn-pile next week and if the abuse continues, Joe G. will recommend that the burn-pile be closed. Joe G. will call Oltmanns and have him clear out the debris at the campground, then he would like Joe O. to put something in the Ripple and the Newsletter stating that there is to no longer be any dumping of firewood at the campground anymore.

Joe G. said that the campground was left unlocked again. Jerry recommended that they change the locks on the campground chain. Joe G. said that he will change the locks there.

**C. Ethics Ordinance** – The board members reviewed the ethics ordinance and Joe G. asked Bill if he would volunteer to be the Ethics Commissioner and Bill agreed. The ordinance stated that the board is subject to fines \$1,000-5,000 and imprisonment up to 364 days in jail, however, if someone files a false allegation against the board, they can in turn pursue them at the rate of \$1,000-2,500 and imprisonment of up to 364 days. Joe G. motioned to accept the ethics ordinance as written. Joe O. seconded the motion. Ethics ordinance adopted unanimously by roll-call vote. [06-04-06] Joe O. and Joe G. will sign it and Becky will stamp it.

**X. Guests:**

**John Mullholland** asked what would be done after the 30 days to the boats that are not properly registered or stored and Joe O. said that the next step would be confiscation and a fine. John said he will move his boat and he would be upset if others were not required to move their boats.

**Ron Mangini** asked them to reconsider not building boat racks at the North Beach and Joe O said he doesn't mind building the rack there, however, he doesn't want all the boats at the East Beach to end up at the North Beach and Ron responded that that would not be bad because that would be serving the community best. He also would rather that they not confiscate the boats that are on the ground that are legally registered, instead that they would move them. Joe G. agreed, adding that they would notify them by letter, letting them know that if they don't move their boat within 30 days, it will be moved to an open rack for them.

**Tom Clarey** suggested that in the future the RCD may want to number and assign the rack spots to registered boat owners to avoid someone taking their boat out on the lake and getting their spot taken. Becky said that that had been discussed as possibly happening.

**Becky** said that a member of the community had brought the issue of building another boat rack at the dam after she had lost her space when they had done the renovation. The dam is a very popular spot to park boats and for this resident, who lives close to the dam, it is the spot that is most convenient for her. Becky said that she thinks of it as a service to the community to provide more racks where people are going to use them. Joe G. said that it was already voted to first send letters out to boat owners with boats on the ground and then to build racks after they see how many racks they will need.

**Ron Mangini** said that the Lost Nation has purchased a building to put their office in and so they no longer need the two pieces of property that they had purchased last year. He wanted to let the RCD know that the Lost Nation POA will be selling the lots and they hope that the RCD will consider purchasing them as it would be an ideal spot for future dredging projects.

**XI. Adjourn:** Joe O. motioned to adjourn the meeting at 9:43. Joe G. seconded the motion. Motion carried unanimously by roll-call vote. [06-04-07]

**Next Meeting:** July 1<sup>st</sup>, 2004

## **Motion List**

Joe G. motioned to amend the agenda to include the Ethics Ordinance under Item C in New Business and Personnel under the executive session, which is after the open meeting. Bill Piper seconded the motion. Motion carried unanimously by roll-call vote. [06-04-01]

Joe G. motioned to approve April's minutes. Joe O. seconded the motion. Motion carried with Joe G. and Joe O. saying aye and Bill abstaining. [06-04-02]

Joe G. motioned to approve the treasurer's report. Joe O. seconded the motion. Motion carried unanimously. [06-04-03]

Joe G. motioned to approve the FY2005 Working Budget as presented. Joe O. seconded the motion. Motion approved unanimously by roll-call vote. [06-04-04]

Joe G. motioned to spend up to an additional \$1,000 on engineering services from Wendler Engineering not to exceed \$2,000 total. Bill seconded the motion. Motion approved unanimously by roll-call vote. [06-04-05]

Joe G. motioned to accept the ethics ordinance as written. Joe O. seconded the motion. The Ethics ordinance was adopted unanimously by roll-call vote. [06-04-06]

Joe O. motioned to adjourn the meeting at 9:43. Joe G. seconded the motion. Motion carried unanimously by roll-call vote. [06-04-07]