



LNNLRCD Special Meeting Thursday June 24, 2004 at 1:00PM

Board Members

Present: Joe Gargano – President
Joe Olliges – Secretary
Bill Piper – Treasurer
Herb Hill - Personnel

Guests: Eileen Kane Mick Kazmerski
Nancy Mangini Lorraine Murray
Ralph Petersen Vivian Schings
Jerry Sellers

Called to Order: Joe G. called the June 24th special meeting to order at 1:04PM

Pledge of Allegiance

Agenda: Joe motioned to amend the agenda by adding Mosquito abatement and Burn-pile at the beginning of the meeting. Bill Piper seconded the motion. Motion approved unanimously by roll-call vote. [06-24-04-01]

1. Mosquito Abatement – Mick Kazmerski spoke to Joe G. about some mosquito abatement within the entire community, consisting of a one-time spraying, that the Lost Nation POA would like to have done – probably sometime in July. They don't know how the New Landing board feels about going in on this yet and are asking if the RCD would be interested in going in on the cost of the program, which would cost approx. \$1,800 total (\$600 each). Joe G. said that if the RCD did agree to participate in the mosquito abatement program, he would want the campground included. Mick said that the person they were considering to do the spraying charges \$75 a mile and has a truck spray system. He has done the community in Mt. Morris and may do it again, however, he is backed up right now. Originally, Mick wanted to hire someone who would use aerial spray but they haven't gotten any cost information on that. Joe O. said that Roselle does it.

Ralph asked how often the sprayer would come in and Mick said that Mt. Morris is thinking about having the sprayer come back again, although the one application that was done there they said made a tremendous difference. Herb asked about the chemical that is used and Mick said that the information that they got on it said that it isn't harmful to fish, wildlife, or people. Herb asked if they were licensed and Mick said yes.

Joe G. was concerned because if the RCD helps fund the program they would be subsidizing a POA responsibility. Joe O. said that the only way he would approve the RCD's involvement is if both POA's were definitely doing it. Bill was in favor of a community wide effort of mosquito abatement, however, he recommended that they table it until the next meeting. Joe G. agreed, adding that they would need a confirmation from the two boards that they want to pursue the program and a hard dollar amount. Ralph said that the RCD has parks and beaches that would

benefit too. Joe O. motioned to table Mosquito Abatement till the July meeting. Bill seconded the motion. Motion approved unanimously by roll-call vote. [06-24-04-02]

2. Burn-pile – Joe G. said that someone dumped a large pile of construction debris that was full of nails into the burn-pile. Joe O. received an e-mail from Tim Spelde recommending that they close the burn-pile down and turn it into a picnic area. Herb suggested that they move the burn-pile over to the other side of the campground to keep the access limited. Joe G. said that they could limit the access where it is at by putting a fence around it. Bill brought up the Oak Wilt and possible use of the burn-pile for those trees and Joe O. said that the infected trees are supposed to be burned right on the property that they are taken down to prevent spreading. New Landing POA sent a letter in support of the RCD closing down the burn-pile. Joe G. asked Joe O. to drive around and see if he can find out where the siding came from and ask them if they put the debris in there, and if so, if they would remove it. Joe G. asked Becky to put Burn-pile on the July 1st meeting.

3. Dock Improvement Approval – John Kaminski submitted a request for a dock improvement at Schings Park. Mick asked if there was anything in the ordinance that prohibited a boat owner from tying their boat to a dock on their own property and leaving it there. Joe O. said he looked through the ordinance and didn't see any restrictions on that. Joe O. stated for the record that the dock that John Kaminski is proposing to have put up was not on his property, rather it would be on RCD property and is intended for use by the public. Joe O. motioned to approve the dock improvement proposed by John Kaminski, with the understanding that he is aware that it is on RCD property and so is available for public use. Bill seconded the motion. Motion approved unanimously by roll-call vote. [06-24-04-03]

4. Picnic Table at Schings Park – Sharon and Allen Fannin would like to build a picnic table at Schings park by the boat dock that the Kaminski's are constructing and asked the RCD if they would pay for the materials required for the table. Joe O. is not in favor of the RCD funding it. Joe G. is not in favor of funding the material either due to the others possibly wanting to do something similar. Vivian asked if she paid for it would they allow it and Joe O. said that he didn't have a problem with it and Joe G. said that it was a nice suggestion, however, Fred Stegbauer and Joe G. had talked about the RCD putting sitting benches there and if the RCD did build a bench or picnic table, they would have to install something that can be easily moved yet anchored to prevent people from throwing them into the lake. Bill motioned to allow Sharon and Allen Fannin to put a picnic table at Schings Park without the RCD funding it. Motion denied due to a lack of a second. [06-24-04-04]

5. Lake Court Center – Herb and Joe G. met with Scott Brown from Wendler Engineering on Monday from 4:45 till after 7:00PM.

Posts - They looked at the roof and the posts, still undecided as to what to do about the posts – Joe G. said that he did hit some concrete when he dug about 2- 2 ½ feet down on the post by the entrance walk and the waulmanized wood was in really good condition. They have the options of either: #1. Leaving them as they are now, #2. (as recommended by the engineer) Digging down around the posts, wrapping them to keep moisture out, then encasing them in concrete, #3. (should have been done this way originally) Support the overhang, cut the posts at grade level, install sonnatube, pour concrete, and reset the posts down on the concrete.
The board decided to leave the posts for now, replacing them only as needed.

Concrete - Joe G. asked Scott to include in the specs. the removal of all of the concrete up to and including the boat prow at the south end of the building and putting it in the overflow spillway. Because they would be excavating and installing posts for the overhang on the east side of the building, they added removing and re-pouring the concrete walk there and dirt and seed at the boat prow for temporary restoration pending a new landscape design in a couple of years.

Basement - Vivian asked what was wrong with the concrete and Joe O. and Joe G. said that it was sinking and cracking. Herb explained that the two green boxes at the top of the prow are ducts and those, along with 3 more ducts that have been capped off within the perimeter of the prow. All of these lead into the basement and they are collapsing, filling with mud and dirt and causing the concrete to sink. It all needs to be removed and the area needs to be stabilized and the basement walls need to be sealed. Two of the ducts would only be partially sealed off with a pre-cast ventilation cover so that they could be used for passive ventilation. Right now there is no ventilation down there, which is causing a buildup of condensation that is rusting everything out.

Bill asked if the passive ventilation that Herb wants to install in the two ducts would also leak and Herb said no, everything would be sealed so that it wouldn't leak. Herb said that the two openings are 4' 6" by 13" and 4' by 13" and they would seal the openings with block and mortar up to the pre-cast 2' by 12" ventilation opening. Bill asked if the new openings could act as a cistern and fill up the basement again and Herb said that if the water level were to rise above that sidewalk then water could infiltrate. Bill asked if they could put a plug of some sort over the opening to prevent another problem like what they are trying to cure and Herb said he didn't know of anything that would stop a 100-200 year flood, which is what it would take to get water going in there.

Joe G. added that they were also talking about installing drains into the two boxes and having them run into the drain for the foundation that Scott is recommending. Joe G. elaborated on the drainage proposal concerning the duct on the west wall of the building that Herb wants to utilize to create cross ventilation rather than using the two existing openings on the east side of the building that Joe G. had proposed.

Herb said that he proposed that they would use what is there, modify it, seal the portion that they are not going to use and seal the opening in half to make it 31" for cross ventilation. Herb sketched a diagram of the basement to illustrate to Bill and Joe O. what they have planned.

Joe G. is concerned about using the west side entrances because of the close proximity to the main electrical service coming into the building and he was afraid that rain on the west side has a tendency to go horizontal and so possibly subject to filling with water. Even if they installed an underground drain, he would prefer to have the gutters over the ground going into the natural swale that is on the property. He would prefer that they utilized the two openings on the east wall, even having to hang a duct to get the air to the other side because they are subject to a minimal amount of rain infiltration then they could tie it into the drain. He said that even though Herb's west side idea was the ideal for cross ventilation, they could instead put an intake in one of the east side openings and duct it across and then have it exit out the other opening - then they could avoid ripping up the ground on the west side. Joe G. also wants to replace the existing fan in the attic.

Herb felt that the west side was the better area to put the ventilation because it is an ideal location for minimizing the dead air space and there are already ducts in the wall to work with. Now, if they couldn't do it, then they would have to bring in ductwork like Joe G. says. Herb isn't worried about water coming in at the west point because right now it is where the least amount of water is getting in.

Joe G. and Herb said that they would have a thermostatically controlled louvered vent so that when the temp. drops below 36 degrees the vent wouldn't open or would only open for a limited time each hour. Herb also wants to insulate all the pipes down there. Joe O. asked how hard it would be to keep it clean of woodchips and gravel. Joe G. said that they wouldn't know until they installed them. Herb said that it would be accessible.

Joe reiterated that ventilating the basement was the ideal solution (in lieu of concreting in the two holes like the board had voted in the May special meeting). Herb said that the reason that they need to ventilate the building, especially since it is a public building, would be to avoid creating a sick building due to mold and possible litigation related to that. He cited an example in California of a building that had a black mold problem.

Roof – Joe G. would prefer to do a complete tear-off of the roof, including the side that was done a few years ago, because they don't know what is under those shingles **or** just tearing off and reshingling just the other side, matching them as best as possible. Joe O. said that the side that was done is not leaking, so why not put another layer of shingles on it rather than tearing it off. Herb said that the only reason he would tear it off is because he went out and sighted the roof and saw that there was a swale that suddenly disappeared. Joe G. agreed that there is a belly in the roof. Herb proposed that they go with 30-35 year shingles on the entire roof. Joe G. said that if they do want to shingle over the whole roof, then he wants to take all of the shingles off, even the ones that were just put on, because they shouldn't shingle over something that they don't even know what the sub-sheeting is like. Bill said that you could look underneath to see that.

They debated back and forth between what they wanted to do. Joe O. said he isn't in favor of tearing of the whole roof, wasting the money that they spent three years ago. Herb countered that the current board has more money to work with than the past boards and so he is in favor of doing a whole roof, done correctly rather than doing half of the roof, which he feels would be setting a precedence of patching the building, instead of fixing it. Joe O. suggested that they could do the other side this year and then redo the other side when it needs it in the next few years. They discussed going up into the attic to look at the roof from underneath and the need to put in more insulation if they do disturb it up there. Joe O. said that George Kersten has worked on the building a lot and could probably tell them what is up there.

Herb motioned to tear-off and re-roof the east side of the roof from the ridge down to match the west side. Joe O. seconded the motion. Motion passed unanimously by roll-call vote. [06-24-04-05]

Foundation - The board said that they also need to re-gutter the roof and Herb said that the gutters and the tile system underneath is inadequate for the job it needs to do. The engineering firm recommended that they put in a percolated drain along the south wall and the east wall and carrying it out to the lake. Herb said that he would prefer to put solid drain tile all the way around and drain the gutters into it. He also was in favor of spraying a rubber membrane all the way around the foundation.

Overseeing the Project - Joe G. said that Herb would be the best candidate to oversee the building project because Bill may have a vested interest, Joe G. doesn't want to take it on after all the work he did last year supervising the dredging, and Joe O. doesn't feel he has the expertise to supervise such a job. Joe G. feels that to ensure that the contractor does the job correctly, that Herb would have to be available 2-3 hours every day to check on them. Herb and Bill don't think that you have to be there everyday. Joe G. added that somebody has to draw up an ad, meet the contractors, hand out specs. and walk the contractors around the building so they can determine what they are bidding on. He continued that if they put it out to bid in July, Herb has to be willing to be available from July until the job is complete, which they are hoping will start in September and end in October. He would basically be acting as a general contractor and if that is not feasible, then they need to hire a general contractor to oversee things, and even then, they have to monitor what the general contractor is doing. Joe O. says he doesn't mind helping out Herb on the days that he isn't able to be there, however, he wouldn't be able to make any technical decisions regarding modifying the plans. Herb said that he would be unable to be there every day at this time because of his commitment to his house. Joe G. said that he is glad that Herb is experienced and enthusiastic about overseeing

the building project, but unless Herb is available to write the ad, respond to contractors regarding the specs. and meeting them on site to go over the job, then he doesn't want to do the job this year. Maybe it could be done next year or the year after, when Herb has more time to commit, but Joe G. doesn't want to do it this year.

Herb was concerned with events that are scheduled to take place in the building and Joe said that he had discussed that with the Lost Nation POA. They are having their annual meeting in September, so Joe G. said that they wouldn't start until after the meeting. The Lost Nation POA is also hosting the ILAC conference in October, which may cause a conflict. Herb thinks they are pushing this too fast and too far and perhaps they should schedule it for next year and inform the community that the building will be worked on so that nothing is scheduled at that time. Joe G. said that they may even get another board member on hand that has building experience and is willing to help supervise. Joe O. was concerned that they would run into the same problem next year if Herb doesn't sell his house and Herb said that if he doesn't sell his house by July of next year, he would probably turn it over to a realtor. Bill said too that they could hire a general contractor next year to oversee the work if it was too much for one of the volunteer board members to take on.

Basement Ventilation – Joe G. said that they have to vote if they want to change their previous decision regarding cementing up the holes and putting in controlled ventilation to the basement instead. He figures that it will cost an extra \$200 to have the engineer design only the airshaft entrances that would be needed for the ventilation system. They are not having the actual ventilation system added to the spec. because for the engineer to do it, they would have to hire a ventilation engineer to design it and spec. it and that would inflate the costs dramatically. Herb could write the spec. which would save them that cost, however, Joe thinks that because this is a public building and they are a government body, they may have to have the work done by a licensed electrician. Herb's proposed ventilation system would stop the continuation of the mold and stale air that is being produced now. The board continued to discuss the basement and possible problems that could arise if the current situation is not addressed and they came to the conclusion that any problems, whether it be mold, stale air, methane gas, etc. that may arise down there would be eliminated significantly by adding a ventilation system.

Herb motioned to vote on his proposed ventilation system for the basement as discussed, to include additional engineering fees of \$200 (which would overrule their previous vote to cement in the holes completely). Bill seconded the motion. Motion approved unanimously by roll-call vote. [06-24-04-06] Joe G. said he will inform Scott to adding the measurements for the openings.

Joe G. motioned to amend the last motion to indicate that it only includes the openings in the concrete foundation to accommodate a future ventilation system. The board agreed unanimously to amend it. [06-24-04-07] Herb's proposed ventilation system would utilize the west opening (by the air conditioner) and the two openings on the east wall.

Joe O. and Joe G. were concerned whether the extra cost of putting in two openings on the east wall versus one would be worth the extra airflow that they would obtain. Bill and Herb are in favor of putting in the two holes on the east wall because it would improve the air quality that much more.

Joe G. said that the community may need them to justify the costs that they will incur to do the rehab. He asked how Bill and Joe O. felt about them adding the removal of the concrete to the spec. Bill said that he would be glad to see it go and Joe O. said that he doesn't care if it stays, however if they have to do it to accomplish what needs to be done. Joe G. said it was for aesthetics and Herb said that it more than aesthetics – they are doing it because the sidewalks are collapsing and mud is going into the basement. Joe said that they hadn't planned on digging down five feet across the whole area – they are just planning on taking the

concrete out. Herb countered that they were taking the concrete out and the ductwork out. Joe G. said no, they were just plugging the pipes where they excavated along the foundation. Bill thought that the ductworks had to come out because they were collapsing and Joe G. said that that wasn't included in the plan. Bill asked why it wasn't included and Joe G. said that he would like to know that too. They will have to dig down about two feet to get to it. Joe G. will ask Scott about adding removal of the ductwork.

Joe G. motioned to amend the (#6) motion that referred to the ventilation proposal to include a second opening and pre-cast box on the east wall, per Herb's request. The board voted unanimously to approve the amendment. [06-24-04-08]

Adjourn: Herb motioned to adjourn the meeting. Bill seconded the motion. Motion approved unanimously by roll-call vote. The board adjourned the meeting at 3:56PM. [06-24-04-09]

June 24th Motion List

1. Joe G. motioned to amend the agenda by adding Mosquito abatement and Burn-pile at the beginning of the meeting. Bill seconded the motion. Motion approved unanimously by roll-call vote. [06-24-04-01]
2. Joe O. motioned to table Mosquito Abatement till the July meeting. Bill seconded the motion. Motion approved unanimously by roll-call vote. [06-24-04-02]
3. Joe O. motioned to approve the dock improvement proposed by John Kaminski, with the understanding that he is aware that it is on RCD property and so is available for public use. Bill seconded the motion. Motion approved unanimously by roll-call vote. [06-24-04-03]
4. Bill motioned to allow Sharon and Allen Fannin to put a picnic table at Schings Park without the RCD funding it. Motion denied due to a lack of a second. [06-24-04-04]
5. Herb motioned to tear-off and re-roof the east side of the roof from the ridge down to match the west side. Joe O. seconded the motion. Motion passed unanimously by roll-call vote. [06-24-04-05]
6. Herb motioned to vote on his proposed ventilation system for the basement as discussed, to include additional engineering fees of \$200 (which would overrule their previous vote to cement in the holes completely). Bill seconded the motion. Motion approved unanimously by roll-call vote. [06-24-04-06]
7. Joe G. motioned to amend the last motion to indicate that it only includes the openings in the concrete foundation to accommodate a future ventilation system. The board agreed unanimously to amend it. [06-24-04-07]
8. Joe G. motioned to amend the (#6) motion that referred to the ventilation proposal to include a second opening and pre-cast box on the east wall, per Herb's request. The board voted unanimously to approve the amendment. [06-24-04-08]
9. Herb motioned to adjourn the meeting. Bill seconded the motion. Motion approved unanimously by roll-call vote. The board adjourned the meeting at 3:56PM. [06-24-04-09]