

Lost Nation New Landing RCD Special Meeting

Date: July 22, 2003

Members

Present: Tina O'Malley - President
Joe Gargano - Vice President
Amy Spelde - Treasurer
Joe Olliges - Secretary
Fred Stegbauer - Personnel

Guests: Terrill Janes
Gene Bronkema

Agenda: Land acquisition
Office/storage Building
Tree Removal Funding

Called to Order: The July 22, 2003 Lost Nation New Landing RCD meeting was called to order at 7:37 p.m.

LAND ACQUISITION

Tina said that they need to obtain an appraisal of the land before they purchase it. In the past, Attorney Nye has told them they were required to get an appraisal before they could officially purchase the land to make sure that they are not being cheated. Joe Gargano thought that they were only required to look at recent comparable sales. They are going to have Darla Clark do the appraisal.

Joe Gargano asked if Joe Olliges was officially the secretary yet. Joe O. said that he got his confirmation letter and Tina said she got an e-mail from the clerk's office saying he was appointed. Joe G. wants to make sure that the proper signatures and titles are on the closing documents. Tina is going to wait to sign the original until after they hear from attorney Nye on whether they need an appraisal

The property that the RCD is discussing is lots 12 & 13, located on Oak Lane on the east side. The lots would be used for accessing the lake for the mechanical dredging of silt and the drying of said silt.

Tina said that they know it is a good price at \$3,000 a lot. Lost Nation is buying two of the lots over there for \$4,000 a lot.

Joe G. motioned to purchase lots 12 and 13 Lost Nation Section 1 on Oak Lane at the asking price of \$3,000 per lot, \$6,000 for both, pending a survey, furnished by the seller. Fred Stegbauer seconded the motion. Joe O. asked if the RCD has to pay to do a title search and Joe and Tina said that that is the responsibility of the seller. Joe said that he does need to get a check for \$500 to Vickie for earnest money. Tina showed the rest of the board that she pulled money out of misc. supplies, repairs and updates, land and building supplies, security and beach, boat and lake equipment to come up with the \$6000. Motion carried unanimously by roll-call vote. [07-22-03-01]

OFFICE/STORAGE BUILDING

About two years ago at the tri-board meeting we thought of the possibility of Lost Nation, New Landing and the RCD combining forces to house their offices in a building off of Flagg Road. The RCD owns, lots 1, 2 and 3 on Flagg Road by Park Drive and Lakeside. At that time, Lost Nation was not interested so New Landing updated their office in their storage building. Now Lost Nation is interested in building a building similar to New Landing's with the storage facility underneath and the upstairs being an office. They want to know if the RCD would be interested in going in

with them. It would provide us storage for our equipment underneath and would provide office storage/file storage where anyone can get at it. Currently, we have very little storage space at the Lake Court Center. Tina asked the other board members if this was something that they would be interested in. The building would be owned by the RCD but Lost Nation would be funding part of the building and then in return we would give them a lease for \$1 a year for 50 years, which is the maximum length of the lease we could do. The building would be like New Landing's except for putting the office all the way across the top, New Landing only has it about half way, and for the future, Tina suggested three offices upstairs (in case New Landing ever wanted to be up front too), a meeting room and a restroom. Tina said she wanted to get the opinion of the rest of the board because if the general consensus is that we are not interested, fine, then we let them know that. If we are interested, then we can just start the planning stage

Joe Olliges said that Lost Nation wanted to have an office and storage someplace other than the secretary's house, where they are currently located. He also suggested making room for New Landing in case they want to have an office out front, should they ever hire a management company to manage their side (it may be more advantageous for New Landing to have an office out front so perspective buyers for land could see a management company out there rather than going all the way to the back).

Joe O. thought it was a good idea. Fred said he was interested in it and that there was no doubt that they need storage for the RCD. Joe G. is interested in it. Amy thinks it is very smart.

At this point the RCD board is interested but no commitments made to this yet.

TREE REMOVAL FUNDING

Joe asked Amy whether Roger had contacted her yet. She said yes, but at the time she didn't know what he was talking about. Joe had gone over to the N. Beach and Roger was just finishing the last tree. Ger asked Joe if he could pay him and Joe told him no, but if he came to the meeting this evening, Amy and Becky would be there and they would be able to get him a check. He stopped by Becky's house and Becky paid him \$250.00 for removing the trees.

Joe proposed that they allot an additional \$1,000 for tree removal, in case they should identify any more trees this summer as having Oak Wilt. Is this crucial that they are cut down right away too?

The arborist at the New Landing meeting on Saturday morning said, if you identify an oak tree that you observe as being relatively healthy and the leaves start to turn within two weeks you can be 99.0% sure that it is Oak wilt and should be cut down. He also said you should actually have a guy come in and trench all around the diseased tree and cut all the roots, otherwise it will migrate to adjacent trees through the root system. At this time, he said there is nothing you can do to cure the trees of the Oak Wilt, other than cut them down to prevent the spread of it to healthy trees. Joe O. asked the name of the arborist and Joe G. couldn't remember his name. Roger Patterson is an arborist as well. Based on Roger's prices Joe said that we may never go over \$500 for a single job. It cost \$493 for him to remove five trees and their stumps. Tina said she didn't think they would even need to put in a budget for it.

For Joe Olliges' information, Tina said that the individual board members have the authority to spend up to \$500 without board approval. Tina just asks that they watch the budget to make sure that they are not going over anything.

Adjourn: Joe G. motioned to adjourn the meeting. Joe O. seconded the motion. Motion approved unanimously by roll-call vote. [07-22-03-03]

Motion List for July 22nd Special Meeting

Joe G. motioned to purchase lots 12 and 13, Lost Nation Section 1 on Oak Lane at the asking price of \$3,000 per lot, \$6,000 for both, pending a survey, furnished by the seller. Fred Stegbauer seconded the

motion. Joe O. asked if the RCD has to pay to do a title search and Joe and Tina said that that is the responsibility of the seller. Joe said that he does need to get a check for \$500 to Vickie for earnest money. Tina showed the rest of the board that she pulled money out of misc. supplies, repairs and updates, land and building supplies, security and beach, boat and lake equipment to come up with the \$6000. Motion carried unanimously by roll-call vote. [07-22-03-01]

Joe G. motioned to adjourn the meeting. Joe O. seconded the motion. Motion approved unanimously by roll-call vote. [07-22-03-02]