

Walnut Grove Lake Homeowners Association
Board Meeting
October 28, 2021

WGLHA Board met at the residence of Dave Fearn on October 28, 2021. In attendance Suzy Ward, Romy Schaaf, Clif Cunningham, Dave Fearn and Bob Ranson.

Mr. Fearn called the meeting to order at 6:38pm. Mr. Fearn asked that we start the meeting with introductions of the Board members starting with the two newest members, Suzy Ward and Bob Ranson.

Suzy Ward told those present that she had moved to WGL in 2005 originally living off Bazemore. She now lives off Viking on the lake. She works in setting up 401K and pension plans. Her love of the neighborhood and desire to see the lake return to healthy and stay that way is why she sought to become a member of the Board.

Bob Ranson is retired from traveling salesman. He then opened a business contracting kitchen and baths. He has lived at WGL for 20 years. He loves the subdivision and wants to protect the lake and keep it healthy for all to enjoy. He sees the lake as the heart of the subdivision. He is proud when he can see people swimming, fishing and that people who live off the lake also are able to enjoy it.

Mr. Fearn then noted that the Board has gone from having only one (1) Board member living on the lake to three (3) Board members who reside on the lake. He asked Mrs. Schaaf and Mr. Cunningham to introduce themselves to the new Board members which they both did as did Mr. Fearn. Mrs. Schaaf, Mr. Cunningham and Mr. Fearn all joined the Board around the same time.

Mr. Fearn then discussed the roles and the responsibilities of the Board. Mrs. Schaaf is the secretary and is responsible for keeping up with the minutes of the Board meetings and Annual meetings. Mr. Cunningham is the Board's Treasurer and has also taken on the role of Covenant compliance and is a vital resource in interpreting WGL Covenants and those of the Shelby County and City of Memphis.

Mr. Ranson has stepped up in the role that will oversee maintenance of the parks, dock, spillway, dam, etc. He will coordinate upkeep, maintenance and repairs. He will work with Keith Collins approved and vetted vendors to insure that all work is done by licensed and bonded companies and/or individuals.

It was noted at this time pressing issues of playground equipment needing to be repaired and painted. Mr. Ranson will work to get these repairs done in a timely fashion.

Mrs. Ward asked about the "unofficial" Walnut Grove Lake Homeowners Association page. This page was started by homeowners who live at WGL. This page and any on NextDoor or other social media are not recognized by the Board as a conduit for comments and/or responses to specific resident inquiries. The social media pages are not officially monitored by the Board. All communications will be on the official website, www.wglha.com, and through Keith Collins LLC.

Mr. Fearn then turned the discussion over to the **events/volunteer opportunities** at WGL.

LAKE CHAIR: Mr. Cecil Norwood will continue in his role as Lake Chairman providing lake and fishing reports.

LAKE MAINTENANCE: The company, Aquatic Control, will be testing the lake and making recommendations to keep the lake healthy moving forward. Budget for maintenance has not been at this time. The Board will need to get a budget set for future maintenance. Past President, Victor Charles, will be working with Mr. Cunningham and Mr. Ranson on maintenance budgets for the lakes and common areas. They in turn will work with Keith Collins.

COMMUNICATIONS: Mrs. Ward has volunteered to keep up with communications to the HOA. She will make certain that Keith Collins addresses any issues that come up and that need to be communicated to the HOA as well as keep the neighborhood informed of events coming up. Mr. Carl Werve is responsible for uploading minutes from the Annual Meeting and Board meetings to the website as well as the Quarterly newsletters. Past Board member, Jim Walsmith, was responsible for accumulating content and creating the quarterly newsletters. The Board is in need of a volunteer from the HOA community who will be able to produce the newsletters for the HOA in a timely manner.

DAM PARTY: There will be no DAM party for 2021. We hope to have this fun event again in 2022 complete with costume contests for kids and 'fur' family members, cookout and many more fun times.

HOLIDAY LIGHTING CONTEST: The Holiday Lighting & Decoration contest will be judged again this year by Lex and Suzy Ward. The dates are set for Dec 17th (lake side) and Dec 18th (streets). In the event of rain the dates will be pushed to the 18th and 19th.

EASTER EGG HUNT/EXTRAVAGANZA: The Annual Easter Egg Hunt/Extravaganza will continue to be chaired by Jane Raymond. The hopes are that we will be able to hold this event again in the spring of 2022. Look for more information to come as we get closer to time.

CONSTRUCTION REQUESTS: Construction requests are ongoing year round. Requests submitted need to include updated information such as name, address, phone numbers and current emails so that the Board can communicate with the homeowner as quickly as possible. When submitting, homeowner should provide photos of work to be done, if possible. Mr. Cunningham will be reviewing requests to ascertain that they fall within the CCR's of the HOA.

FINANCES & 2022 BUDGET: Keith Collins submits Financial Statements to the Board on a Monthly basis. Mr. Cunningham shepherds the budget. All Board members are required to vote on any expenses over \$501.00. Past president, Victor Charles, will be working with Mr. Cunningham and Keith Collins to set the budget for 2022. HOA Fees will be increasing in 2022. The rate of increase is still to be determined. The fiscal year begins May 1st of each year. All HOA fees are due by June 30th of each year by the homeowners. Management of the HOA is handled by Keith Collins, LLC and items are passed through the volunteer Board of Directors for approval. With the lake and over 468 resident homes, having the management company is essential as the work required is beyond the scope of what the volunteer Board can handle.

COLLECTIONS: Collection rates are up. It is imperative that HOA fees are paid and it is the Board's fiduciary responsibility to make certain that they are collected in a timely manner. If a HOA member has not contacted the Board via Keith Collins about making arrangements to pay dues over time, the late fees will be assessed and sent to collection with WGL attorneys. No unpaid fees will be allowed past 30 days unless special arrangements have been made.

AERATION PROJECT: Part One is the purchase of the aeration equipment. Part Two is the maintenance agreement. Part three is the BioBlast Lake treatment.

Aeration of the lake is something that must be done or the lake will continue to get worse, even after dredging. The dredge committee received bids from 6 different vendors. Our lake is 43 acres in size. The dredge committee recommended Ever Blue Lakes as they look and treat the lake as a whole system. Runoff from storm drains into the lake will continue to happen. All the runoff, nutrients and chemicals that fall into the lake will continue to cause blue green algae if aeration is not done. Aeration will oxygenate the lake. Diffusers will pump water from the bottom of the lake to the surface and turn the lake over on an ongoing basis.

Originally the dredge was the focus, but after many studies it was ascertained that without aeration, the dredge would be a moot point. Aeration project will commence first followed by dredging. HOA will be purchasing the aeration system outright over 3 years. We will own the equipment. The first year will likely run year round. After first year and maintenance, we anticipate turning the equipment off in October and through the winter months. The decibel level of the compressor is in the 60-70db range for loudness. Fencing will be placed around the compressor for additional sound proofing.

A compressor will be placed at the south end of the lake on the dam. The aeration system will be comprised of new and used equipment. The compressor will be a used/rebuilt and have a 3-year warranty. Airlines that run across the lake to aerate will also be used equipment. The cost differential between new and used lines was \$1.93/foot vs. \$1.06/foot. The airlines will have a lifespan of 100 years. Total cost for the equipment over 3 years is \$70,125. It will require \$23,211 to install. Phase one expenses will total \$72,398. Additionally costs in 2022 and 2023 bring the total cost of the purchase of the equipment to \$93,346.

A 50% deposit is due upon signing of the agreement. Keith Collins will issue the check to EverBlue Lakes and installation will commence the week before Thanksgiving.

Fencing and electrical costs for the aeration equipment will be paid for out of the HOA finances. Phelps Electric is providing the electrical service upgrade for the new aeration system. Once we have the quote, the Board expects to approve the cost quickly so that aeration project can begin.

Phase 2 Maintenance will commence in 2022. In the spring EverBlue Lakes will check and clean the diffusers. After the initial maintenance provided by EverBlue Lakes, the system will need to be cleaned and inspected by a local company hired by the HOA.

Phase 3 BioBlast Treatment will be done Spring 2022. Treatment tanks are filled with lake water. The water is supercharged with biological treatment for 48 hours and then the tanks of water are released into the lake. The BioBlast treatment will consume the organic material in the lake. There will be two BioBlast treatments in 2022 and one in 2023. Review of the organic material in the lake will be done after each treatment. Anticipate 2-6" of 'muck' to disappear in the first two years of BioBlast treatment.

DREDGE: October 20th ended the public comment portion of our petition to dredge the lake. The Board anticipates the permit will be approved to dredge. The Board has submitted a request to Tennessee Valley Authority (TVA) to temporarily stockpile the dredge material in Lovett Field. Once the approval has been received, we will start dredging. The dredging project will not interfere with the aeration project. Dredge will be focused on removing 10000 cubic yards of material from the coves and along

targeted shoreline areas. Contracts for dredge estimated at \$270,000 with an additional \$40,000 required to haul off the dredge material.

Total cost of Aeration Project and Dredge estimated at \$500,000.

LEAF PICKUP will not be an option unless we can get a quorum to vote for it. If a full quorum could be voted on at the 2022 HOA Annual Meeting, it is possible to look at hiring a company that would pick up the neighborhood leaves. This would require a great deal of coordination throughout the neighborhood and communicating what days that homeowners should have their leaves to the curb. Estimated 3 month cost of leaf removal, Nov-Jan, would be \$40,000.

Mr. Fearn called for a vote from Board members to approve EverBlue Lakes contract. All were in favor. Motion passed.

Having no other business, Mr. Fearn adjourned the meeting at 9:00 pm.