

Walnut Grove Lake HOA Board of Directors Meeting
10 Sep 2021
Cordova Community Center
6:00 p.m.

Members present: Victor Charles, David Fearn, Clif Cunningham, Jim Walsmith
Members absent: Romy Schaaf

The meeting was called to order at 6:15 p.m.

President Victor Charles stated the purpose of the meeting was to ensure board continuity. To that end, he presented an itemized list of board duties and procedures to ensure organizational continuity. Keys to the storage unit, security codes, vendor lists, and other HOA procedures were discussed in detail.

David Fearn accepted responsibility for providing information on duties and procedures to the new board once it is constituted.

Board members voted by acclamation to extend invitations to Bob Ranson and Suzy Ward to fill positions vacated by Victor Charles and Jim Walsmith. These appointments are temporary until the next Annual Meeting or the next quorum at an Annual Meeting.

Discussion of new leadership ensued. New board will evaluate the organization's leadership requirements and make decisions upon formation of the new board.

David Fearn presented the proposal for an aeration system and biological treatment from Everblue Lakes of Richland, Michigan.

Using data from the Aquatic Environmental Control dredging report (2019 - 2020) and onsite visits (December 2020), Everblue Lakes estimates that the lake is eutrophic/hypereutrophic.

Everblue Lakes methods derive from and enhance natural processes which ultimately improve oxygen levels and break down debris in the lake. Everblue Lakes designed a system for aerating the lake and provided information on a proprietary natural bacteria treatment that will be tailored to Walnut Grove Lake.

The proposal is for a refurbished used aeration system with full warranties in place priced at \$141,372. Biological treatments during the first year is priced at \$30,369.

Board members voted by acclamation to move forward with this proposal pending receipt of a final contract.

Mr. Fearn reported on the Aquatic Resource Alteration Permit Application filed on August 3, 2021. Mr. Fearn submitted the application in consultation with representatives of the Tennessee Valley Authority and the US Army Corps of Engineers. Mr. Fearn anticipates approval within a few days.

Mr. Charles presented a template for long-term budget planning. He offered to assist the new board in budget planning. Mr. Charles suggested that a long-term budget will improve the organization's continuity and assist with achieving goals, particularly as it relates to the organizational mission of maintaining common areas such as the lake and parks.

Among items suggested for budgeting in the long-term were leaf collection to decrease the amount of leaves in the lake going forward, the annual fireworks display, maintenance of lake and grounds, animal control, landscaping and maintenance of parks and built environment.

Mr. Charles pointed out that the fireworks are a popular event for Walnut Grove Lake HOA, but contrary to common belief, the cost of the fireworks exceed donations. The board voted by acclamation to continue covering cost over-runs from the fireworks.

Mr. Fearn suggested that an ongoing concern for the board will be communication and suggested establishing a volunteer position of Communication Coordinator. This position could be a board member or a volunteer who would report to the board.

The meeting adjourned at 7:27 p.m.

Submitted by Jim Walsmith