

LOHA SPECIAL MEETING ON MARCH 22, 2016 REGARDING A NEW SEAWALL

Board President, Lee Howell, brought the meeting to order at 7:30 PM at the Waterford Church of Christ. He provided handouts, which included the need for a new seawall, the decision process, an engineer's report, pricing, materials, pictures and costs. He then reviewed each handout.

There were questions regarding the reason for the seawall and the number of feet involved. Tom Koenigbauer, who was involved in installing part of the seawall, said that it was installed to preserve the land. Don Osborne also provided information about the land that was already lost by that time. (The first section of the seawall was installed some 25 years ago. The second section was installed about 21-22 years ago.)

Lee Howell continued to review the following items.

1. Pricing, Companies and Materials – Prices were received for 690 feet, the entire seawall, and for 325 feet, part of the seawall. The latter would replace the most deteriorating part.
 - a. 690 feet
 - 1) vinyl through JZ Contracting - \$89,580.00 (beach neighbors installed vinyl)
 - 2) plain steel
 - a) Michigan Marine - \$88,606.00
 - b) Todd's Services - \$98,475.00
 - 3) galvanized Steel through Michigan Marine - \$105,856.00
 - b. 325 feet
 - 1) vinyl through JZ contracting - \$49,276.50
 - 2) plain steel - Michigan Marine \$49,916.25
 - 3) galvanized steel
 - a) Michigan Marine - \$56,541.25
 - b) Todd's Services - \$66,757.00
 - c) Nick Page Landscaping - \$61,894.00

There were no questions about this section.

2. Funding sources
 - a. Investment Fund balance of \$74,000.00, was addressed by Paulette Howell, a former president. It was established when two lots were sold and the monies were put into an interest bearing account for a rainy day. At one time the interest rate was 10%. Presently it is 1-1/2%. Don Osborne added that this was influenced by an event at the Catholic Camp, where someone was seriously injured and sued the camp and a large award was given. If that happened at L.O.H.A., we could conceivably lose all or a part of the investment money for defense costs. There was also a need to protect the principle, so that it would not be diminished unnecessarily by future Boards. Don also shared a conversation with Ken Matheis, who suggested that it be used for a present need. (If the Association dissolves, this money cannot be refunded to the members. It must be donated to another non-profit agency.)
 - There were questions about laws regulating the use of this fund. Lee suggested that all of the Investment Account money be moved to the savings account and then we would use only what was needed and re-invest the remainder.
 - b. Saving Account money that could be used is \$10,000.00.

- c. Boat Fund monies are protected by the Bylaws.
 - d. Dues can only be increased by 5% a year.
 - e. An additional assessment of one year or over several years could range from \$8,500.00 to \$34,000.00.
 - There was a question as to the number of members. Answer 175.
3. Information about materials
- a. Vinyl is ¼ inches thick. It has a 50-year manufacturer's warranty on the materials. It is built on a wood frame that can last from 20-25 years. There is susceptibility to ice and boat damage. There was a question of wood caps.
 - b. Regular Steel is more sound, but will rust and need maintenance.
 - c. Galvanized Steel will last for 35-40 years. It does not rust, nor need maintenance.
 - Georgina, Betty Piertzak's daughter, was asked about the materials used in her mother's seawall. Georgina stated that it was regular steel and was installed 45+ years ago. Only now is it being replaced.
 - There was a discussion about the pros and cons based on the provided information and pictures of the various materials.
 - There was a question about the extent of the boardwalk.
 - There was a question about the stones in front of the seawall. The DNR requires what is called Rip Rap, which forms a natural habitat.
4. Discussion about the Board's proposal
- a. There are three deck areas, sizes 12 x 36, 12 x 12 and 12 x 36 would be included.
 - b. The boardwalk would extend from the 12 x 12 deck to the 12 x 36 deck.
 - c. The boardwalk around the point would be eliminated.
 - d. The steps would be replaced with aluminum faced, non-skid material, which would extend into the water beyond the seawall. It comes in 4-foot sections with a handrail. The choices are either 2 – 4 foot sections or 1 – 8 foot sections. The stairs can be removed.
 - e. A catch basin would be installed in front of the Weenie Shack, which would drain through a pipe in the seawall.
 - f. Information and questions that arose included:
 - 1) Tom Koenigbauer stated that the 1st seawall went from the courtesy dock to the 12 x 12 deck. The second seawall was installed starting at the opposite side. He stated that Tony Kabacinski pushed for a way to retain the sand, which could be washed away.
 - 2) A question was asked about the sand being washed out. It was stated that the seawall would be installed continuously across the 325-foot area.
 - 3) Don Osborne gave information that less sand washed away with the drain in front of the pavilion was installed.
 - 4) A question was asked as to where does the water from the drain go. The drain in front of the pavilion drains into the area by the boats. The catch basin would drain into the lake through the seawall pipe.
 - 5) Tom Koenigbauer asked what would be done with the existing wood support structure. Jerry Chamberlain stated that it would be cut down after a new seawall is installed 1 foot in front of the present wall.

- 6) There were questions about the removal of the steps and discussion about the size and placement of the steps. An 8-foot section was recommended. That decision will be made later.
- g. A permit is needed to begin construction. It can take 90 days. The cost for a 650-foot seawall is \$2,000.00. The cost for the 325-foot seawall could be \$1000.00 or less.
- h. A participant asked what was the recommendation of the Board.
 1. The Board recommends galvanized steel, use of the Investment Fund for 325 feet of seawall and start the seawall and start a fund for the extension of the seawall sometime in the future.
 2. Mary Lou Osborne suggested that the Board decide about the material to be used, the contractor and start the permit process.
 3. Lee asked Georgina what her mother's, Betty Pietrzak, decision about a new seawall in the canal. Georgina stated that they were replacing the present seawall with regular steel and having American Marine do the work. They were cheaper than other companies. She suggested that American Marine be asked for an estimate. Jerry Chamberlain stated that he'd contacted the company, but they were only interested in residential seawalls.

Lee Howell made four (4) separate motions.

1. A motion to go forward and take the necessary steps to replace 325 feet of seawall from the courtesy dock to the 12 x 26 deck. Jim Williams seconded the motion. The motion was unanimously carried.
2. Lee made the motion to fund the replacement of 325 feet and decks using the Investment Fund, not to exceed \$65,000.00. Jerry Chamberlain seconded the motion. The motion was unanimously carried.
3. Lee made a motion to build a replacement seawall at the LOHA Beach with galvanized steel. Jerry Chamberlain seconded the motion. The motion carried.
4. Lee made a motion to use Michigan Marine for the construction. Roland Jakel seconded the motion. Jerry Chamberlain was opposed due to a footage difference between two companies. He wanted the footage established.

Don Swanson asked if the project could be delayed until the fall if the permit is not issued before the beach opening in May. Georgina didn't think that the permit would be issued in time. Also she said that the beach would have to be cleared for the work to be done. If that is the case, the project will have to wait until the beach season is over.

Lee Howell made a motion to adjourn the meeting. Joann Swanson seconded the motion. The meeting was adjourned at 9:00 PM.

Respectfully submitted,
Carolyn Bree, substitute secretary