

**Fairview Lake Property Owners  
Annual Members Meeting  
October 10, 2013 – 7:00 pm  
Fairview City Hall**

Board Members present: Bob Dolphin, Mike Johnson, Suzanne Auvil, Allan Berry, City of Fairview, (absent-Dennis Caudell)

Meeting was called to order at 7:02 by Bob Dolphin with a quorum present.

**Introductions**

Bob introduced the FLPOA board.

**Minutes**

Minutes from the 2012 Annual Meeting were approved as posted on the website without amendment.

**Board Report**

Bob listed FLPOA accomplishments during the year. They include

- Overall Lake is Healthy
- Continued to grow Partnerships with City, MCDD & Watershed Council
  - MCDD presentation at January Board Meeting
  - City of Fairview presentation at City Council Meeting
  - Lake tours for City Council and CSWC
  - Monthly meetings with City
  - FLPOA commented on NPDES permit to discharge to Fairview Creek

**Fairview Lake Management Agreement**

FLPOA was able to renew the agreement between City of Fairview, Multnomah County Drainage District and FLPOA concerning the management partnership of the lake. This agreement contained a provision for calculating city dues to be based upon previous year's actual expenses. Formerly, dues were based on the projected year's budget.

**Boat Ramp Status**

Also Bob discussed the status of the FLPOA boat ramp project. He listed three alternatives: to continue with the Hockaday property, to obtain an agreement with Interlachen PUD for the existing ramp or to do nothing. Bob reported the pros and cons of each alternative. Following discussion from the members present, a motion was approved to table the Hockaday option, and for FLPOA to continue discussions with Interlachen PUD for the use of the existing access road in exchange for FLPOA improvements.

**Lake Committee**

Jim Graybill discussed the positive results of our 2012 aquatic plant treatment program. Fish, turtles and other wildlife were more abundant than ever. It appears the lake returned to its former description as 'mud lake'. He also described the action plan for the coming summer.

There was considerable comment and questions from membership about the 2012 treatment especially related to the dam and northwest corner. Homeowners from these areas wanted more detail on why their properties were not treated. Due to the effectiveness of the first

treatment, the second treatment was cancelled in 2012.

Another property owner objected to the *coontail* off his property that prevented his grandchildren from swimming. Individual property owners were encouraged to use either mats to shade out or rakes to remove aquatic weeds around their docks to improve swimming conditions if desired.

#### Blue Green Algae

Next, Jim discussed the algae bloom that occurred this summer. He described our action plan for recognizing, testing and warning property owners about it. Jim explained why it was important to protect pets, especially dogs, when these blooms occur.

#### Budgeting

Jim and Bob informed members that funds were allocated in next year's budget to pay for two *elodea* weed treatments, if needed. We already have the permit if needed. FLPOA also budgeted for two blue-green algae outbreaks to provide 2 lab analyzes if needed.

#### Silting

Jim informed members that he conducted depth measurements of the lake bottom this summer. He has done so every other year since 1995. According to Jim's measurements, the lake is actually deeper than 1995 (a modest amount) except for the known problem areas: NW corner of the lake and two man-made canals on the north shore. Those are indeed, silting in.

There followed a lengthy discussion of what could be done about it and how responsibility should be shared. There were many theories but no concrete action plans. Members voted to form a 'Silting Committee' charged with investigating what could be done, how much it would cost, and how that cost should be apportioned among the affected landowners, FLPOA and other stakeholders.

Dixie Buck requested information about the types of weeds growing near the dam. She wanted to know whether, when and how to cut or remove them without making them grow back worse.

One member, Dick Class, reported that according to his measurements, the lake was rising each year and his fixed dock is now under water. There were no ideas how this was possible and Mr. Class stated he would provide FLPOA with a DVD of measurements from MCDD that would substantiate his claim.

#### **By-Law Changes**

Mike Johnson offered four changes to our by-laws required to enable the provisions of the new Lake Management Agreement. These change the method of calculating the City of Fairview's annual dues commitment. Another change corrected a meeting schedule requirement and a fourth enabled board of directors to vote by email as well as in person. These changes were unanimously approved.

#### **Social Committee**

Suzanne Auvil described our lake activities this summer. Some were better attended than others. She asked for volunteers to sign up for the committee as the sign-up sheets were passed around.

#### Treasurer Report

Suzanne reported that FLPOA has \$20,097 in 2 CDs, \$36,928 in checking and \$21,674 savings on 10/10/2013. The treasury balance with all accounts combined is \$78,700.

### **Budget Review and Approval**

Bob Dolphin discussed the current year budget and the items projected for 2014. This budget provided a reserve for weed treatments and algae lab analysis. Bob proposed that annual dues be invoiced at \$125 per lot, but that those owners who paid the 2012 weed assessment be credited with a \$50 rebate, reducing their payment to \$75. This rebate was to acknowledge that only a single treatment was needed in 2012. Bob informed that the reduction of income from this rebate would make FLPOA's annual revenue match our projected expenses for the year.

Some members felt the rebate was not necessary. However, the budget was approved by a show of hands.

### **Elections**

Bob announced that the board terms for Mike Johnson and Suzanne Auvil are expired. Nominees for the new board were Charles Flaum and re-elect Suzanne Auvil. There were no additional nominations from the floor and the two nominees were elected for a two year term. Bob thanked Mike for his years of service to FLPOA.

### **Committee Signups**

Bob reminded the members again, that we are a volunteer organization and please sign up for one of our committees as the sheets are passed around.

### **New Business**

Mary Flaum asked the board if FLPOA could shift notices away from 'Pony Express' flyers and deliver them by email instead. Member's comments led Bob to direct the board to work toward this goal.

Bettianne Goetz stated that we needed a membership directory published. She volunteered to be a member of such a committee.

Charles Flaum pointed out that at times there are a lot of bottles and litter floating on the lake. He suggested FLPOA organize a couple of trash cleanup events.

There being no further business, the meeting was adjourned approximately 8:30p.m. Following the meeting Lynne Johnson distributed door prizes.

Minutes submitted by Michael Johnson