

Blue Lake Conservancy District  
Board of Directors Meeting  
January 3, 2022

The January 3, 2022, meeting of the Blue Lake Conservancy District (BLCD) was called to order at 7:00 pm. Present were Board President Lisa Waterman, Treasurer Darlene Ramus, and all Directors including Steve Shrock, Vince Simmers, and Randy Dunn. Also present were Finance Clerk Geri Johnson, Maintenance Superintendent Rick Hamilton. Andrew Grossnickle, legal counsel for the BLCD, was absent due to Covid. Amy Goodwin, who will succeed Geri Johnson as Finance Clerk, was also present.

The minutes of the December meeting were presented and approved on a motion by Simmers, seconded by Shrock. It was noted the November minutes have still not been formally approved.

Treasurer Ramus presented the finance reports. Unfortunately, with Ms. Johnson being out with surgery, most of the reports were not complete. Motion by Simmers, seconded by Dunn to table approval of all January/December/Year End financial reports.

Ramus stated the finance office had to be focused on printing and mailing of the annual coupon books. Johnson reported there were phone calls asking about the new rate and assessment of late fees. Johnson committed to finalizing the coupons and mailing them out in the coming week. After much discussion, a motion was made by Simmers to waive the late fees for the month of January seconded by Dunn. Waterman agreed to write a letter to Freeholders and have it ready by Thursday, January 6<sup>th</sup>, for inclusion in the coupon mailing detailing the three year rate increase and due to the tardiness of the coupons, that late fees would be waived for the month of January, for accounts brought current by February 1, 2022.

Miss Amy Goodwin was introduced by President Lisa Waterman. She relayed that she and Ramus had met with two candidates after Ms Johnson had resigned the position. Ms Goodwin will begin part time in the coming weeks and will help this week in getting the coupon books out.

Simmers showed the new payment box he purchased for payments dropped at the BLCD office. He will work to replace the previous box.

Johnson also mentioned the need for a clarification regarding the payment of the Blue Lake Campground fees for the use of Miranda Krider's BLCD account. Waterman agreed to prepare a letter of authorization to be signed by the owner of the Campground, Brian Shraper.

There was also a brief discussion regarding the needs of the finance office which includes additional office chairs, along with installation of the wall divider at the door entry. Ramus will call Work Space Solutions regarding these items. Further, Ramus believes the technology in the office needs updated. Ramus and Waterman agreed to meet, discuss with Goodwin and Johnson, then present suggested purchases to the board at an upcoming meeting.

At 730 pm, Grossnickle called into the meeting to discuss the ongoing issue with the Gross and Maklofkas properties. The Maklofkas continue to not allow the Gross' or service to repair the ongoing issues impacting the Gross' toilets and wastewater. Considerable discussion ensued regarding the options available to the district. Geiger with IronClad had suggested meeting with the property owners on site. The Maklofkas are unwilling/unable due to them having covid and elderly parents. Unfortunately, the board believes this to be a stalling tactic given the Gross' dealt with this through their own bout with covid, and since JULY 2021. Waterman stated she had discussed the matter with engineer

Henschen who stated a possible vacating of the pump could also be a remedy. Ultimately, the discussion finalized with the board asking Grossnickle to file an injunction to move this matter along for the Gross'.

Hamilton presented his reports for the month. Typical maintenance occurred with one significant violation recurring involving flushable wipes binding the pump. Hamilton advised the property owner about the issue and assessed a violation fee. Hamilton relayed that the biggest worry he had at the moment were new issues arising at the old CRZ properties. Hamilton will be meeting with the new owners and asked for assistance/support during the meeting. Dunn agreed to attend.

OLD BUSINESS – I & I Update – nothing to report.

Lift Station – Simmers and Hamilton reported that all systems are a go! The back up generator, the gas line, and all systems are now working. Every Friday, the system will temporarily shift to backup mode to test the generator. The last remaining item is to install a concrete barrier/column to protect the gas line from external damage.

CRZ Trailer Park – No further action or business.

Capital Improvement Plan – Waterman spoke with Henschen who said he is ready to get things rolling on the capital improvement plan. Henschen would like to have Hamilton along with a board member or two to be involved in the process. Simmers and Hamilton agreed to assist.

East End Easements – Waterman stated she had continued concerns about the East End easements given the issues that have come up with the Gross' property. Grossnickle stated that having an individual easement made for each property will be too costly and time consuming. Director Dunn reported that NIPSCO utilized a Master Service Agreement that would allow NIPSCO to access private property to repair/install pipe and perform other required services. Waterman agreed to relay to Grossnickle for consideration.

Use Ordinance Update – given Grossnickle's illness, there is nothing to report.

Churubusco Rate Increase – Waterman reported that there are active discussions going on with our municipal consultant and the Town of Churubusco regarding their next increase. She reminded the board they were made aware of this matter several months ago. Waterman suggested putting this on the agenda so we continue to monitor activity.

NEW BUSINESS – BLA Building -- Simmers represented himself as being responsible for the Blue Lake Association building and relayed that there are roof issues occurring on the building. He then asked if the BLCD might consider helping with the roof. Director Shrock stated that a good possibility could be to have the BLCD forward pay the rent to assist with the cost. The directors agreed this is a viable option and to have Simmers bring repair estimates to pursue.

Office Needs – Ramus suggested there were additional needs in the office. In addition to items noted above, the desk should be moved such that the Finance Clerk's back is not to the door. She will address the other issues and pursue.

There being no further business to discuss or report, Ramus made a motion for adjournment, seconded by Schrock. Motion passed. Meeting adjourned at 10:10 pm.

Respectfully submitted by Lisa Waterman, Board President

Accepted this \_\_\_\_\_ day of February, 2022, by its board of directors:

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