

## Lake Latonka Property Owner's Association Board Update March 2019

As part of our efforts to improve communications we plan to provide a brief monthly summary of Board activities to our 650 Members. We look forward to seeing many of you at the Community Center at 2 PM on Sunday, April 28 for the Annual Membership Meeting. We also remind you that all boat, golf cart, and ATV stickers expired on March 31. Also, the quarterly tornado warning test will take place at noon on Wednesday, April 10 in cooperation with local emergency officials. It's goose mating season which means goose eggs are not far behind. We remind Members to call the office if they see eggs in a goose nest, as we have a permit to disturb these eggs in order to reduce the number of new geese and the bacteria they would add to the Lake.

**Healthy Lake Update:** Keeping the lake healthy is critical to our community and it is an ongoing challenge because so many factors are involved, and many of these factors change and are beyond our direct control. We are in the third year of a contract with AquaDoc, a water quality company that provides weed and algal control applications to our lake. The applications are determined based on ongoing monitoring including water samples, visual inspections, and other information gathered by AquaDoc professionals. This information is then provided to a lab so that the information may be analyzed to determine appropriate applications. We recently directed AquaDoc to increase the frequency of this monitoring.

After researching a number of options, we solicited and received proposals from three expert consulting firms to do further scientific analysis of the lake, in order to help us with the long-term plan for a healthy Lake. This continues efforts by prior Boards to keep the lake healthy. We have selected EnviroScience to monitor and evaluate the chemical, physical, and biological characteristics of the lake, as well as a detailed aquatic vegetation survey. The analysis needs to be completed during the most biologically active months of June, July and August. We will have them review the AquaDoc applications for this season and importantly support the continued long-term health of the lake. The analysis will include recommendations for future work such as removal of silt and sediment and treatment of algae and weeds. In addition, our Manager continued his education in healthy lake management by attending a conference that will help position him to more effectively work with these outside experts to manage the health of the lake.

**Beach area/Playground update:** As a result of a Member's suggestion at a recent meeting, we took advantage of the weather and an offer by John Chamberlain to donate a portion of the costs, to make improvements in the beach and playground area. We removed sand contaminated by goose droppings, and reduced the amount of the sand areas and planted grass. We approved the purchase and installation of a fence around the playground to keep the geese out of this area. We will also be installing retractable fences around the beach area and adding Riparian barriers on the shoreline to prevent geese from entering this area. Lake security will retract the fence in the morning and replace it in the evening. We thank the Women's Club for donating another \$4,800 sunshade for the beach and John Chamberlain for providing equipment and labor for this project.

**Financial Update:** The Office Staff has been busy with the annual collection of dues, working with the outside auditors to finalize the 2018 financial statements, and preparing for the busy

summer season at the lake. We are also developing a methodical way to invest cash reserves to earn more money because interest rates are up. Plans are being made to prepare a more detailed review of LLPOA finances at the Annual Members Meeting on April 28. We approved the purchase of a new "slope" mower to be used on the dam and the purchase of 8 boat slips for Dock #7. We will be installing the same types of docks that we bought for Dock #9 last year. We will also be discussing long-term plans for repair and replacement of Public Docks starting with our June meetings so that we can make our decisions for 2020 in the fall.

**Rules Update:** We have had a number of discussions and feedback from Members about our rules. We have asked the LLPOA staff to provide a summary of the rules that cause confusion, and we will be working with our outside attorneys to update these as appropriate. A copy of our rules are available for members in the office and at lakelatonka.org, and we remind Members that it is their responsibility to comply with all Rules & Regulations. Beginning May 1<sup>st</sup> resale packages for property being sold or transferred will require an inspection conducted by a licensed inspector. LLPOA has made arrangements with Richardson Inspections to conduct all resale package inspections with regard to our Rules and Regulations. There will be a new fee charged for resale packages which will include the inspection. Any non-compliance with our Rules and Regulations will be noted on the resale certificate.

**Boat Length Rule Update:** We updated a longstanding and often confusing rule about boat length. The rule now states: "Boats permitted on LLPOA waters must be as follows: Pontoon boats twenty-three (23' 0") feet or less, all other boats twenty-two feet (22' 0") or less, as listed in accordance with state registration card."

Thanks for the role so many of you play in making and keeping Lake Latonka awesome. This is a rare community where people do so much to help. There are so many examples of this often enumerated in the Latonka News by the many clubs including the Fish Club, Garden Club, Latonka Players, Social Club, Women's Club etc. We would like to thank a group of volunteers led by Bob Divito, for cleaning up a very large pile of logs that LLPOA removed from Cool Springs Creek. The area has been graded and grass has been planted.

Please provide suggestions or feedback to us at meetings or when you see us at the Lake!

**LLPOA Board of Directors:** Chuck Becker, John Chamberlain, Graig Filer, Dick Harper, Jim Hart, Denis Meinert, Tom Rizzo, Justin Safran and Michael Turton