

# Ninovan Lake Estate Meeting Minutes

Friday, June 24<sup>th</sup> 2016 @ 7pm – 9 pm

Board Present: Ben Schwinn, Diane Gifford, Keith Erchinger, Mike Mass, Sidney Eaton, Tom Hugunin, Allen Lundeen, Dave Deahl

Board Absent: Jim Herman and Seth Freeman (Proxy to Mike Mass)

Homeowners: Mike & Brenda Staube, Lee Ann Deahl, Cyndi Campbell, Teryl Lundeen, Jackie Mass, Ken & Kerrie Courtwright, Gene & Cindy Martin, Mike & Carm Noe, Butch Cooper, Linda Erchinger, Kurt Gifford

Steve from Prairie State Water Systems stopped by and explained his plan to drill the well. He proposed a natural well that he believes will get 100 GPM with a 10" bore hole. He installed a well at a nearby home getting easily 40 GPM using 6" and that was a residential well. For the screen, he uses stainless steel screen from Johnson out of Texas with continuous wire. The formation would be 90% open around the wire.

During the course of the meeting many questions were asked, and it was recommended that if multiple wells were done that they be at least 50 feet apart. The proposed site would be towards the east end of the lake near the station. Code dictates that the well be at least 75 feet from the village sanitary pumping station and 25 feet from the lake.

Steve mentioned that there is some shallow water here and if the test well was sufficient then we may decide just to use that in which case the fees would be \$5690.40 for the well (not including pump or electric costs). The pump would be another \$4500. It was asked if we could later decide to drill the hole bigger for the same \$1,800 costs (Steve's at cost/foot price) and the answer was no. If the casing has been in there awhile it would be cheaper to drill a new well (example given was 1 year). Assuming the test pump was sufficient we would be looking at an estimated \$11,000 for the smaller well and \$16,441 for the larger one. Prices here do not include pipe costs from the pump to the lake, which was estimated at \$5/foot at approximately 100 feet, though, after some more discussion the \$5/foot number might be slightly higher with bigger pipe. Prices also do not include electric which was estimated to be about \$5,000

Steve mentioned that the way the current well pump was drilled it needed to be maintained with yearly chlorine doses to keep the formation from clogging. He felt the clogging has caused that well pump to slow from 140 GPM originally rated to 70 GPM. Questions were asked on how this could be fixed. The quote from Steve was \$4,212.00 and included the chemical/acid and air/brush/surge. Steve did mention that while it may help, you still won't get the same flow out of it and did not recommend this.

On power, ComEd considers it a small service hookup, therefore the cheapest way is to bring the wire all the way out to the pole and leave the wires so that they can be hooked up by ComEd. This would make ComEd's costs essentially zero. Our cost to run 3 phase power from the pole to the pump, costs would be roughly \$5,000.

The possibility of needing a housing structure was brought up. This had been brought up in side conversations as well and at the present time it is believed that we would not need one. It was also brought up about the possibility of loans and special service areas (SSA). In general, it is harder for a not-for-profit to get a loan just because there are no real assets and bankruptcy for not-for-profits versus for-profits is much different. Notably creditors are at a significant disadvantage and generally have a difficult if not impossible time of being granted permission to seize assets.

There was a lot of discussion on which entity should pay what percentage among both homeowners and board members. Ranges were from 60/40 favoring the Ski Club to 60/40 favoring the HOA. It was also mentioned that the Ski Club has very little in reserves. A motion by Dave was given to front the installation up to \$23,000 as long as the Ski Club agreed to a 50/50 split. That motion was seconded by Tom and after some additional discussion, was amended by Dave to be up to \$30,000 as long as the Ski Club agreed to a 50/50 split. This would allow the project to get started while the Ski Club came up with the money needed. If the Ski Club does not agree to the 50/50 split, then everyone at the HOA would have to come back to the table and negotiate again. This amended motion was seconded by Ben and all board members present were in favor. The initial \$23,000 came from the well, pump, and electric costs plus some additional overhead for pipping and unexpected costs. The \$30,000 was to add some additional buffer in there for completing the project should it be needed.

Ben made a motion to move the current operating costs to pay for electricity of the new pump. Tom seconded it and all in favor.

**A quick rundown of Committees was requested by the board:**

Keith asked if anyone was interested in serving on the landscape committee and helping to maintain the berm. Tom, Diane, and Jackie volunteered

Social Committee requested that the board clarify who should be coming to the party July 23. There was rumor that it was open to anyone including friends. After some discussion the general consensus was that it was for immediate family only which can include grandchildren but does not include friends or your kid's friends. To keep it simple, Diane motioned for immediate family plus one and Sidney seconded the motion with all in favor. You need to RSVP for the party.