

BELLA VISTA VILLAGE LAKES JOINT ADVISORY COMMITTEE

MEETING MINUTES October 9, 2019

Committee Members in Attendance: Kelly Austin (Acting Chairman), Paul Bickford (Secretary), Marvin Macedo, Jason Adams, Rick Yorman, Gracie Turley

Bella Vista POA Board Liaisons in Attendance: Ruth Hatcher, David Brandenburg, Tammie Loyd, Jerry Hover, Jerre Barron,

Management Liaisons in Attendance: John Urquhart

Guests Present: Dan Gilman, Don & Sharon Wynegar, Arell & Dee Wasson, Bill Ginger, Andy Grover, Pat & Dick Schad, Terry & Jody Wilson, Paul Otto, Ellen & Gary Creakbaum, Paul & Denise Williamsen, Ron Sasine, Jim Osetek, Nancy Shy, Heather Grills, Sara Parnell, Demara Titzer, Art Knetlle, Ken Fendles (24 open forum attendees)

Call to Order: Kelly Austin called the meeting to order at 2:00 pm with seven committee members present.

Additions/deletions to the Agenda:

Approval of the Minutes of Previous Meeting: The minutes of the September 2019 Lakes' JAC meeting were approved as submitted.

Management Comments:

1) **John Urquhart** - Lakes, Parks and Fisheries

- Flooding washed-out Stoneycreek; therefore, presently non-accessible
- Flood debris shutdown both Lomond Tiree and London boat ramps temporarily; however, they are now open, but one is urged to use caution with using them
- Tree lodged against at the Tanyard creek swinging bridge, now closed, which can't be moved until the water level recedes.
- Lake rangers are patrolling lakes for loose boats and kayaks
- Watercraft registration stickers are a big help to lake rangers returning loose and lost watercraft to owners.
 - A "lost and found" is now setup to aid with returning items lost in the flood; therefore, call **Urquhart** at 855-5067 for information.
- Aquaculture ponds were flooded and became temporarily apart of Little Sugar Creek; however, there is optimism that some of the recently purchased 13,000 Blue Catfish remain in the ponds, primarily because they are a river species and "hunker down" to stay in place.
 - The Primary concern now with the Blue Catfish is that they will become prey to largemouth bass washed into ponds during the flood.
- As a result of severe Lomond flooding, Gizzard Shad and Black Crappie were found in the dog park trees below the dam verify the fact they did spawn last Spring
- Fall electro-fish sampling will start next week to estimate the number and relative health of primarily large-mouth bass.
 - Netting fish with specific interest in the wellbeing of Walleye and Crappie will begin in a couple of weeks.
- **Yorman:** Were the sport fish also flushed from Lomond during the recent flood?
Urquhart: really don't know, but the ones that did, probably varied by species
- **Yorman:** About last year, was the serious Lomond vegetation problem reduced by the

addition of grass carp? **Urquhart:** vegetation was a big problem and difficult to control and it's believed the grass carp helped reduce it. Since the problem has been managed much better this year, it's believed grass carp were a large contributing factor. As usual though, herbicides were used to control known as well as some new vegetation species

- **Yorman:** Secchi disk measurements stayed within a desired depth at all the lakes this summer, did this help with vegetation control? **Urquhart:** yes, the goal is to maintain a Secchi disk reading of 2-1/2 meters and this "shading depth" helps minimize vegetation growth
- **Adams:** Why does Lomond seem to have the most problems with vegetation control? **Urquhart:** In 2010 Lomond experienced minimal vegetation issues, and Windsor had many. As a result of a very cold 2010 winter and much herbicide use, Windsor's issues became controlled and are now well managed.
 - Because of Lomond's previous clarity, (size?) and the variety of vegetation species brought to it in recent years by boats from other lakes, issues have developed relatively rapidly and have been difficult to control.

POA Board Member Liaison Comments:

- 1) **Tom Judson**, General Manager- Efforts continue to assess the recent heavy rain event and noted that golf course damage was limited due to preventative measures implemented over the past several years e.g., the elevating/raising of irrigation controllers such that not a single \$10,000 unit was lost
 - a. Half of the Loch Lomond small dog park was swept away. Considerations are in progress to rebuild the small dog park at a different location. The large dog park suffered little damage
 - b. The heavy rains raised lake levels rapidly; however, no damage to the lake dams but many docks and boats broke loose from their moorings
 - c. At least a couple of weeks will be required to estimate the cost of flood damage
 - d. As a result of Open Forum guest comments, concerns, and to help improve the integrity and effectiveness of the lakes JAC boating rule change recommendations to the Board:
 - i. *Requested the Lakes & Fisheries Department (John Urquhart) to produce an educational video displaying wake boat lake effects at various "setback" distances, using a range finder, and wake producing methods. **Hover:** recommends also including a variety of self-powered watercraft, swimmers, and a variety of lake front property locations in this study. **Creakbaum:** recommends simultaneously including the operation of many other powered watercraft*
 - ii. **Judson:** Requested property owners, for and opposed to rule changes, to volunteer to assist John to help reduce bias from the study.
 1. *Dick Schrad on Loch Lomond volunteered (641-891-7794)*
- 2) **Jerry Hover** – Other POA Joint Action Committees are represented at the POA Board meetings; therefore, request the Lakes JAC also be represented. **Yorman:** Purposed this committee send a representative and the selection be rotated and determined at each and every monthly Lakes JAC meeting. **Austin:** asked for a volunteer for the October 24th POA Board meeting, and **Macedo** volunteered

Old Business:

- The members of the Lakes Committee volunteered 23 hours since the August meeting.
- **Continue Discussion on Proposed 2020 Boating Rule Changes:**
 - **Austin:** Please review **Macedo's** history summary of the Lakes JAC efforts, recommendations to the POA Board, and their action decisions. (see below)
 - **Macedo:** With regard to the concerns of boats entering our lakes from other areas and the “animal and vegetable” passengers that may be attached or onboard, it may be prudent to do the following:
 - At boat registration require the owner to view a 10 to 15-minute video on the proper methods for “cleaning or preparing” a boat prior to using it on and among our lakes
 - **Urquhart:** Such videos are published by U.S. Department of Fish and Wildlife and one is called: “Stop the “aquatic hitchhikers”. We know vegetarian hitchhikers have been transported among our lakes, but the primary concern is the hitchhiking of fish.
 - **Yorman:** Lake JAC members are planning meeting among ourselves only to consider developing a consensus on the recommendation to present to the Board. **Judson:** Such a meeting must be open and preannounced in the POA media. **Austin:** This will be the primary topic for the November 13th meeting
 - **Macedo:** Requested a cell phone video be shown, made in May by **Don Wynegar**, showing a wake boat on Windsor, moving north to south, at least 250 from shore, that shows the wake created and its affect as it hits his dock.
- **Presentations now are requested from the Open Forum meeting attendees**

Open Forum:

- **Dan Gilman:** Requested the Board to fund the construction of a permanent toilet facility at Lake Ann similar to ones at the large lakes. Also, what is the status of the Lake Ann Pavilion after the recent flood? **Urquhart:** No extensive damage reported and flood debris is being removed ASAP.
 - He is a passionate Blue Gill fisherman and has fished the “wake” lakes for many years and never encountered bad experiences with boat wakes
- **Bill Ginger:** Expressed the hope the “wake rule change issue”, which has been discussed at many meetings since 2017, can be brought to a conclusion ASAP. He notes that boating rules are too often violated on Lomond's Tiree “raceway” resulting in waves that negatively impact pleasant enjoyable leisure afternoon and evenings on or near one's dock and exacerbates lake wall and dock infrastructure damage; as a result, recommends:
 - Buoys with larger signage displaying specific watercraft rules i.e., no wake boarding, no skiing or tubing etc.
 - Signage at each boat ramp displaying area rules
 - Appropriate rule signage at the Marina gas pump, bait store and rental boats
 - Consider making Tiree neck “no wake” like the other Lomond necks

- **Dick Schrad:** Lives on the main body of Loch Lomond and feels the quality of life has diminished on the lake since the increase use of wake boating. He has enjoyed many types of recreational water activities most of his life but doesn't appreciate the use of wake boats on Lomond.
 - *Volunteered to assist, however he can, with the Lakes & Fisheries Department efforts to produce an educational video of wake boat effects on our larger lakes*
- **Andy Grover:** Consider holding Lake JAC meetings at non-working hours to encourage more issue input. Supports implementing the "*Water Sports Industry Association*" (WSIA) recreational boating guidelines and maintains that wake boats operated responsibly, are safe and a minor cause of lake property damage.
 - See Andy's study (below) that estimates a 22% difference in home prices between wake and no-wake lakes homes.
 - He supports ski setback and wake producing watercraft to 200'
 - Opposes banning wake boats
- **Ron Sasine:** Raised his family on a "*no-wake*" neck on Lake Windsor and all enjoyed the variety of recreational water sports over many years and is opposed to over-restrictive lake use rules implemented for clearly the wrong reasons. Recently repaired his dock substructure for a cost of \$8,000 which Ron feels was caused only by natural events
 - Damage to lake front docks and walls primarily result from area terrain, not wake producing watercraft
 - Please view Ron's comments in more detail at:
<https://www.youtube.com/watch?v=9oITJn4xYkM&feature=youtu.be>
- **Announcements and next meeting:**
 - The next Lakes' JAC meeting will be held at the Bella Vista Village Country Club Board Room at 2 pm on Wednesday, November 13, 2019.

In consideration of the important comments made about large wake creating watercraft and other concerns expressed at this meeting, please take some time to view the October'19 Lake JAC meetings video that can be viewed at:

<https://www.youtube.com/watch?v=9oITJn4xYkM&feature=youtu.be>

Adjournment: The meeting adjourned at 3:17 pm

Hello Lakes Committee Members!

When I spoke at the meeting earlier this month, I mentioned that I had put together a list of all of the houses that had sold on lakes using the recent sales feature on Zillow and you had asked me to send it to the group. The data shows that since October of 2016 until now that homes on the lakes that allow wakes have sold at 22% more average dollars per square foot than those houses on non-wake lakes.

I am fully aware that this is not a professional analysis and that there are probably several ways that a professional would run this differently.

My point in bringing this up is that the activities that are allowed on a lake have a significant impact on the value of the homes on that lake.

If you want to dig into the data there is a worksheet where I entered all of the recent sales and put the information from the sale to calculate the dollars per square foot.

Please let me know if you have any questions.

Thank you.

Andy Grover

Sum of \$PSQFT Calc	Column Labels				
	2016	2017	2018	2019	Grand Total
Row Labels					
No	\$125	\$110	\$103	\$125	\$111
Britney	\$142	\$136	\$124	\$137	\$134
Norwood	\$132	\$96		\$138	\$113
Rayburn	\$97	\$113	\$113	\$115	\$112
Avalon		\$100	\$88	\$118	\$97
Yes	\$135	\$128	\$134	\$148	\$135
LochLomond	\$144	\$124	\$142	\$155	\$139
Ann	\$100	\$146	\$126	\$141	\$130
Windsor	\$121	\$132	\$125	\$134	\$129
Grand Total	\$133	\$122	\$125	\$144	\$129
	8%	16%	30%	19%	22%

BELLA VISTA LAKES JOINT ADVISORY COMMITTEE

(Addressing the Wake Boat Issue on our Lakes)

July 2017: The Lakes Committee was made aware of the use of wake boats on our lakes. Doug McCash of POA legal department was present and was asked to explain what legal rights the POA Board had on regulating boats on our lakes. Doug said that he would do some research on the issue.

August 2017: Property owners on Lake Loch Lomond and Lake Windsor came to our meeting to expressed their concerns. Three were property owners and one was a Wake Boat owner. A committee of three volunteers were asked to look into the issue and present a report at the next meeting.

September 2017: There was a slide presentation at the meeting, which had information on wake boats and what other communities like ours had done. There were a large number of guests attending. The Lakes committee agreed to further discuss the issues and come up with a list of recommendations to the POA Board before the end of the year.

October 2017: The Lakes Committee recommended to the POA Board the following:

1. Move the current 100 ft. No Wake Zone to 150 ft. to coincide with the WSIA recommendations.
2. Purchase a dedicated patrol boat and hire extra Rangers to enforce the new zone rule and any attempt to not follow the existing water safety rules.
3. The POA Board did put our recommendations into effect on January 2018.

2018: The new regulations seem to be working well. The Ranger with their new boat made hundreds of contacts with boaters and explained the new rules to them.

2019:

1. We now have more Wake Boats on the lakes and more property owners coming to the meetings and expressing their concerns of wake boats causing safety issues and property damage.
- 2: the WSIA has new guidelines of 200 feet from the shoreline. When making large waves for surfing use the side of the boat furthest from the shore.
- 3: The POA Board is considering a plan to only allow wake boats on Loch Lomond lake and they must be 300 feet from shoreline in the middle of the lake.

Tammie Loyd

From: bvlakesjac@googlegroups.com on behalf of Matt Champagne <procraft185@cox.net>
Sent: Wednesday, October 9, 2019 5:02 AM
To: Bella Vista Lakes JAC
Subject: Fwd: Wake boats

See comments from concerned Loc Lomand resident

Sent from my iPhone

Begin forwarded message:

From: Judy Jeffrey <judyajeffrey@gmail.com>
Date: October 8, 2019 at 10:23:04 PM CDT
To: "procraft185@cox.net" <procraft185@cox.net>
Subject: Wake boats

Dear Matt,

I am a property owner on Lake Lomond. Although we do not live directly on the main body of the lake we do have a home on the shore. I also am a kayaker who absolutely loves the peace and quiet of our lake. This is being destroyed by the wake boats. The wakes are too high to feel comfortable in a kayak and I also have witnessed the huge waves that roll towards the shorelines. In time they will erode the shores and damage sea walls.

I understand this is a new and exciting sport but at the same time you should be concerned about the impact on the majority of home owners on the lake. These lakes are just too small to handle the size of the swells that impact the shores.

The POA should make decisions that impact the majority of residents not decisions that benefit a few.

Thank you for your service and in making difficult decisions.

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