

Master Minutes with the Lake Committee
August 30, 2005

Attendance: Gaylynn Mooney, Lee Duncan, Mark Seltenrich, Bill Rusconi, Rick Hovey, Les Carriel, Ralph Stanislaw, Robyn Bailey, Guy Sanderson, Ron Duyker, Eric Fraeliegh, Skip Domenick, Jerry Romero, and Ptarmigan

Lee Duncan came and explained the states view concerning our lakes and how they contribute to East Canyon Creek. His main concern is our phosphorus levels. Our lake is dying right now due to phosphorus and oxygen levels. The oxygen level drops to lethal levels at night. He also explained that we will always have high phosphorus in our water due to the geology.

Gaylynn then took us through her presentation on what was proposed and how much money it will take for this year. (Identified Problems) 1. Goldfish 2. Phosphorous levels 3 - 5 times higher 3. Weed Growth 4. Stream and bottom substrate 5. Circulation (Remediation Plan) 1. Restoration and eradication of fish 2. Diluting Phosphorous levels 3. Decreasing Weeds 4. Improving trout spawning grounds 5. Increase Circulation

Time line: Early to September 1. Drain lake Late September to early Oct. Apply rotenone and dispose of fish

Proposed budget 1. Drain lake \$2,000.00 2. Remove trout included below 3. Rotenone goldfish \$2,880.00 4. Fish disposal rental \$3,200.00 trucks \$1,800.00 5. Added rock to stream and park Rock \$3,000.00 equipment \$ 4,200.00 6. Aeration \$9,000.00 electrical cost ??? 7. Trout Water \$10,000.00 total cost \$38,780.00

Bill Rusconi moved to accept this proposal and use the lake reserve money now and replace the lake money as soon as possible through either dues or assessment. All present were in favor.

Ron Duyker nominated Jerry Romero to be our new Master President. All present were in favor. Anthony need to step down due to his busy schedule.

Next Meeting is with the general public meeting at Parley's Park Elementary School. Sept.8, 2005 7:00 p. m. We will have a pre-meeting at 6:30p.m. at Parley's

Pre-Meeting Sept. 8, 2005 Parley's Park

Attendance: Bill Rusconi, Jerry Romero, Skip Domenick, Les Carriel, Eric Fraeliegh, Gaylynn Mooney, Jim Harsh, Ralph Stanislaw, Rick Hovey, Ron Duyker, Steve Kotzenburg

Jerry Romero addressed the group we discussed that the Sewer District can not allow us to drain the lakes until later this month. The sewer district is adding to their pipe line. Early October start phase 2 late Oct.-Nov. Also Gaylynn said after speaking to Buck he suggested that we aerate the upper lake as well and delay the rock work. This will be voted on at our next meeting.

Jerry addressed the meeting 44 people attended. Jerry introduced Gaylynn Mooney and the Lake committee. Gaylynn went through her same presentation. There were a few comments all present at the meeting were in favor of proceeding with the lake committees recommendations.

Identified problems with Silver Willow Lake
aka Lower Pond

1. **Goldfish completely dominate the lakes ecosystem.**
 - Goldfish have upset the balance of the lake contributing to increased turbidity, a change in macro invertebrates, submergent and emergent vegetation, zooplankton and algal populations.
 - Goldfish have detrimentally impacted the Cutthroat Trout population
 - Goldfish have escaped downstream into the Swaner Nature Preserve constituting a threat to native species in this area.
 - Goldfish threaten the East Canyon Water Shed area.

2. **Phosphorous levels are three times higher than acceptable.** *really 5 times*
 - Our lake serves as a holding pond for high levels of phosphorous. This Phosphorous goes into East Canyon Water Shed and creates a problem for them.

3. **Weed Growth is increasing.**
 - Due to high levels of Phosphorous, Nitrate and Nitrites, the weed populations in the lake are higher than usual and will keep growing.

4. **Stream and bottom substrate of pond are inadequate for trout spawning.**
 - The bottom substrate of our stream and park beach area is too small to provide adequate breeding grounds for trout.

5. **Circulation within the lake does not promote mixing of nutrients and pollutants.**
 - The lack of circulation decreases our movement of chemicals and nutrients throughout the system.

Remediation Plan:

1. Restoration and eradication of fish:

- Drain lake to the lowest possible level using the drain valve on the east end of the lake or siphoning through that drain.
- Attempt to trap and remove Cutthroat trout and store them in the upper pond.
- Apply EPA approved chemical called Rotenone that disables fish to extract oxygen from the water.
- Dispose of dead fish.
- Repeat Rotenone process one month later.

2. Diluting Phosphorous levels:

- Draining and refilling will dilute phosphorous levels to a point where they are more manageable.
- Diffusion/aeration system will precipitate minerals out of the water.

3. Decreasing weeds:

- A tiller will be used (if the lake bottom allows) to remove weeds and roots from exposed soil.
- Diffusion/aeration system will decrease nutrient load and decrease weed growth
- Add large rock bed around park to decrease weed growth

4. Improving trout spawning grounds:

- Add larger rock to our stream bed and mouths of inlets.

5. Increase circulation within the lake:

- Install small aeration system to circulate water coming in from streams and increase nutrient turnover.
- Will help precipitate minerals such as phosphorous, nitrates and nitrites out of the water.

Timeline and details of Remediation Plan:

Early to Mid-^{October}September:

1. Begin to drain lake slowly through the east drain.
 - The drain valve will be opened slightly or we will use a siphon. (Charlie Thompson)
 - A screen will be placed over valve opening to decrease chances of goldfish escaping. (Scuba diver, Les Carriel)
 - Attempt to remove trout by trapping and netting. (Buck Buchenroth)
 - The lake level will depend on consistency of bottom. We need to ensure access for fish disposal.
- *We do not know how many trout to expect, there could be 1 or 100.
*We expect that the lake bottom will be muddy.
*We expect an odor from the lake.
*We expect some traffic between the pump station on the big lake to the small lake.

2. Late ^{Oct}September to Early ^{November}October:

- Apply Rotenone if needed. (Charlie Thompson); Rotenone is applied in a small boat powered by an outboard motor in a criss cross fashion.
 - Dispose dead fish; this could be with machinery or manually.
 - Till exposed soil to remove weeds. (Buck Buchenroth)
 - Add larger substrate to streambed and lake bottom. This will require access of machinery through park. (Buck Buchenroth)
 - Install circulation/aeration system (Buck Buchenroth)
- *If rotenone is used, dogs and people should stay out of the puddle of water.
*We expect this part to have the greatest odor
*We expect machinery in the lake for approximately one week.
*We expect heavy traffic at the pump station.
*We expect some water to come in through springs and creeks.

We do not know how long the lake will take to refill. It will have some water in it this winter and will refill next spring.

Proposed Budget:

The first page of this budget shows all of the possible work that can be done. The second page shows what we could do this year to concentrate on our areas of greatest concern. There are many unknowns when working with nature. The proposed budget is a close estimate, but be advised that situations may arise that are out of anyone's control.

1. Draining lake:

Screen for drain valve **\$2000.00**

2. Removal of trout:

Buck Buchenroth **included in cost below**

3. Rotenone of goldfish

Charlie Thompson

Cost of materials **\$2880.00**

Application/Bioassays **\$2700.00**

4. Fish Disposal and weed removal:

Buck Buchenroth

Cost of equipment rental **\$3200.00**

Cost of dump trucks **\$1800.00**

Buck's time (see below)

5. Added Rock at stream and park:

Cost of material **\$3000.00**

Cost of equipment **\$4200.00**

Buck's time (see below)

6. Aeration/circulation (large lake

Cost of installed equipment **\$9000.00**

Cost of electrical work **??????**

7. Buck Buchenroth's time: \$10,000.00

Includes catching trout, overseeing project and installing aeration

TOTAL COST..... \$38,780

COST BREAK DOWN ON NEXT PAGE

PROPOSED FOR THIS YEAR

Since we are not replacing the drain structures at this time and will be draining the lake again, it is easy to break this up into two years. This plan concentrates on our areas of great concern.

This fall:

Screen costs	\$2000
Trap trout	included in Buck's fee
Rotenone	\$5580.00
Dispose of fish and weeds	\$5000.00
Buck's fee	\$7000.00
*Diffusion/Aeration	\$9000.00

Total Cost for this fall \$28,580.00

***We can add Diffusion/Aeration to both ponds. This would bring our cost up \$9000.00 plus electrical.**

Silver Springs Master Homeowner's Association
Balance Sheet
 As of September 14, 2005

	Sep 14, 05
ASSETS	
Current Assets	
Checking/Savings	
First Security Bank of Utah	45,426.87
refund	-897.34
Savings First Security	
LAKE RESERVE	34,073.03
OPERATING RESERVE	700.00
ROOF RESERVE	660.00
TENNIS COURT RESERVE	2,000.00
Savings First Security - Other	12,302.02
Total Savings First Security	49,735.05
Total Checking/Savings	94,264.58
Accounts Receivable	
Accounts Receivable	7,604.62
Total Accounts Receivable	7,604.62
Total Current Assets	101,869.20
Fixed Assets	
capital Improvements	
equipment lake park	32,720.91
equipment tennis park	16,582.19
Landscape -lake	71,718.04
landscape-tennis	22,651.55
signage	466.44
street capital	3,496.26
Total capital Improvements	147,635.39
Total Fixed Assets	147,635.39
TOTAL ASSETS	249,504.59
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	146.66
Reserve accounts	
vandalism	-698.92
Total Reserve accounts	-698.92
Retained Earnings	216,394.81
Net Income	33,662.04
Total Equity	249,504.59
TOTAL LIABILITIES & EQUITY	249,504.59

12:28 PM

09/14/05

Accrual Basis

Silver Springs Master Homeowner's Association
Profit & Loss
January 1 through September 14, 2005

	<u>Jan 1 - Sep 14, 05</u>
Income	
2005 Income	63,250.00
interest	182.13
Total Income	<u>63,432.13</u>
Expense	
Maintenance	
Lighting Maint.	891.50
bathroom facilities	382.29
lawn care	
lake park maint	2,500.00
lawn care - Other	6,050.00
Total lawn care	<u>8,550.00</u>
Miscellaneous	750.00
Repairs	
repair-vandalism	356.18
sprinkler repairs	494.00
Total Repairs	<u>850.18</u>
trash removal	880.01
Utilities	
Gas and Electric	2,059.31
Water	3,856.19
Total Utilities	<u>5,915.50</u>
Maintenance - Other	1,560.00
Total Maintenance	<u>19,779.48</u>
New Lights	1,898.53
Office	
Office Supplies	69.13
Insurance	
Liability Insurance	2,193.00
Total Insurance	<u>2,193.00</u>
Licenses and Permits	7.00
Management Expenses	2,700.00
Printing and Reproduction	334.78

12:28 PM

09/14/05

Accrual Basis

Silver Springs Master Homeowner's Association
Profit & Loss
January 1 through September 14, 2005

	<u>Jan 1 - Sep 14, 05</u>
Professional Fees	
Legal Fees	2,788.17
Total Professional Fees	<u>2,788.17</u>
Total Office	<u>8,092.08</u>
Total Expense	<u>29,770.09</u>
Net Income	<u><u>33,662.04</u></u>