

Elk Lake Shorelines



**Elk Lake Property
Owners Association**

Volume 20, Issue 6

elklakenewsletter@gmail.com

June 2022

Elk Lake Information:

**Regular Meetings for
ELPOA are the third
Saturday of each month
@ 9a.m.**

Office Hours:
Saturdays
10 am. – 4 pm

Contact Info:

elpoa@elklakeshores.net

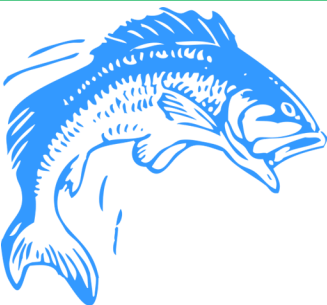
Guardhouse:
502-484-2482

Office phone:
502-484-0014

Marina: 502-484-3181

Newsletter:
elklakenewsletter@gmail.com

Website:
www.elklakeshores.net



President's Note

Bill Fister

WEF5858@aol.com

What a glorious weekend we had for the Memorial Day holiday! Given all the cars I saw parked around folks' homes and all the people on docks and in boats as we puttered around the lake, I'd say almost everyone had a chance to enjoy their lake house with friends and family this year. Just as a brief reminder that everyone enjoys the lake in different ways. We see lots of boats pulling skiers and tubers. We see lots of fishermen and I even saw a number of swimmers although my thermometer told me the water was 72 degrees and that's just a little cool for me. Please be respectful of everyone's space. If you are pulling tubers or skiers, stay a safe distance from docks, swimmers and folks standing on their boats fishing. If you are swimming, please do it not more than 20 feet from the shore or at least in a quiet no wake cove. I love music as much as anyone but remember, please observe the quiet hours for loud music and maybe even outside of those hours for those of you that really enjoy the decibels with your favorite songs. Sound really carries on the water.

This year's annual meeting was held on May 21. At this meeting we introduced the members of the board and our office staff; got lots of good and respectful discussion about a variety of topics and heard about our money, the roads, dams and even some short term goals. Thank you to Larry Post for cooking the various hot dogs and sausages. He was volunteered the night before and stepped up for us admirably.
(continued on next page) .

President's Note Continued

We have decided next year to give him a little bit more to work with. And thanks to our weatherman for holding off the rain until the meeting ended. About 50 people attended and for the six years I've been on the board, that was the best turnout in my memory. I got a lot of positive feedback about the meeting and what we might do to make it better next year. As a takeaway, we are looking to add a survey monkey to our website to get more feedback from our members and a section on the website that discusses in more detail long term plans for improvement where feedback can be collected. Again, I can't emphasize enough that feedback from the members is discussed at every board meeting even if it centers on topics that are polarizing, and that feedback is always welcome and taken seriously.



It's a beautiful day here at the lake as always and from the looks of the activity on the lake, most everyone is putting off those little nagging projects for another day. Please enjoy, And as always, it is my pleasure to continue to be able to serve and support our members as the president of the board. Today's calendar Poohism is a head-scratcher. I guess he can't be brilliant everyday. So instead, insert the lyrics to your favorite song here and play it today to lift your spirits and make your day that much better. If you don't have a favorite song, you can borrow one of mine: a song by the Detentions entitled "Just Coast".

Have a great month. Lake season is officially here.

New Member

Tiffany Stafford

Lot # 123

Financial Report

Jason Wainscott fullserviceauto@hotmail.com

According to the most recent financials:

Available Funds:

We have \$688,097.17 available in our checking and savings account. This is the total amount of money we have in the bank. The Operating Account (Checking Account) Balance is \$356,353.79. The remaining amount (Savings) of \$331,743.38 is earmarked for items like the dam fund, vehicle fund, cash reserves, etc.

Road Loan:

We have received \$75,200.00 in Membership Road Dues YTD. Current Road Loan Balance is \$360,911.49. 2022 Road Loan Payment of \$69,793.88 was made in February.

Misc. Income:

Misc. Income is at \$40,280.07. These are monies that come from non-operational items like dock rental, lodge rental, initiation fees, etc.

Past Dues:

Letters were to be sent after the January Meeting. According to the Customer Balance sheet we still have around 22 members who owe 2022 dues. Approximately 11 of those members owe more than one year's worth of dues.

Interest:

YTD Interest on our Checking/Savings account(s) is \$75.39

X

Jason Wainscott
Treasurer



Financial Report

Jason Wainscott fullserviceauto@hotmail.com

		Actual	Budget	
5000	Revenues	529,503.59	616,198.00	86,694.41
6500	Payroll Expense	\$39,659.49	\$117,921.00	\$78,261.51
7100	Security Expense	\$580.02	\$7,200.00	\$6,619.98
7200	B&G Expense	\$31,266.97	\$105,750.00	\$74,483.03
7300	Lake & Dam Expenses	\$0.00	\$9,100.00	\$9,100.00
7330	Marina Gas Expense	\$641.82	\$36,000.00	\$35,358.18
7400	Road Maint Expense	\$256.31	\$132,950.00	\$132,693.69
7500	Road Loan	\$69,793.88	\$69,793.88	\$0.00
8000	Admin Expense	\$27,258.57	\$70,477.00	\$43,218.43
	Total Expenses	\$169,457.06	\$549,191.88	\$379,734.82

5500	Marina Gas Revenue	\$1,022.84	\$36,000.00	
7330	Marina Gas Expense	\$641.82	\$36,000.00	
		\$381.02		

5213	Road Loan - Dues	\$75,200.00	\$80,000.00	\$4,800.00
7500	Road Loan - Expense	\$69,793.88	\$69,793.88	
	To Pay on Road Loan	\$5,406.12		



Financial Report

Jason Wainscott fullserviceauto@hotmail.com

	Actual	Budget	
5210 - Membership Dues Cover Operating Expenses	\$412,800.68	\$443,398.00	\$30,597.32
Operating Expenses	\$99,021.36	\$443,398.00	\$344,376.64

Misc Income	Actual EOY	Budget	
5000 - Revenues			
5110 - Publication sales	2.00	\$50.00	\$48.00
5212 - Membership Dues-Past	8,996.97	\$5,000.00	-\$3,996.97
5215 - Late Charge	2,499.03	\$2,000.00	-\$499.03
5216 - Sticker Fees	3,150.00	\$2,500.00	-\$650.00
5225 - Initiation Fees	15,000.00	\$35,000.00	\$20,000.00
5310 - Interest-checking/savings	75.39	\$350.00	\$274.61
5330 - Lodge Rentals	0.00	\$500.00	\$500.00
5335 - Slip Rentals	3,375.00	\$3,750.00	\$375.00
5410 - Asset Sales - Gross	3,800.00		-\$3,800.00
5450 - Advertising revenues	1,271.23	\$3,500.00	\$2,228.77
5460 - Donations	450.00	\$400.00	-\$50.00
5470 - Fines/Fees	0.00	\$1,000.00	\$1,000.00
5490 - Miscellaneous revenue	460.45	\$36,000.00	\$35,539.55
5491 - Property Improvement Applicatio	1,200.00		-\$1,200.00
	\$40,280.07	\$90,050.00	-\$49,769.93

1000	Checking/Savings	\$688,097.17	
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Road Report:

2021 Review

Continued yearly maintenance of the main road. As expected, even with the major road reconstruction, there are some problem areas that require attention where the sub base has settled and on some of the major hills. Also we have areas that drainage is difficult to control due to elevation of adjacent properties. We will still get potholes in these areas until over time we make improvements.

We completed the three year catch up plan to rework and add gravel to the side roads. Side roads had limited work while the main road was being reconstructed. Though this plan is completed, there will still be on going maintenance requiring more gravel and grading.

We had a few major winter events. Application of grit continued to be the most effective way to increase traction and adds to the base of the roadway. Big thanks to Bruce for his efforts to keep us safe and moving.

2022 Plan

Road Maintenance Plan for 2022 is underway. In addition to the main road maintenance, we will do catch up work on some of the side roads. Also we will rework bad drainage areas with more ditching and placement of channel liner stone. Detailed plan presented at the annual meeting.

Road maintenance has been delayed due to spring storms with heavy down pours and material shortages. Bruce will do his best to get the work done while being strategic with the placement of the dust suppressant.

The cost of dust suppressant, a bio industry product, went up over 20% and more than 70% since 2019. Gravel costs went up 19%. Diesel fuel more than doubled. The road plan cost is nearly \$190,000, way over previous plans. We will dial the work back where we can, but we can't do much if we want to keep up with the road maintenance.

Bruce has reworked the spray equipment to give more even distribution of the dust suppressant. This should help eliminate some of the potholes and give a more even surface. He will also place a thin layer of road grit over the suppressant, which seems to help to keep the trucks and some of the cars from pulling up the road surface before the suppressant sinks in.

As always, please drive at the posted **15 mph**. This will help with dust control and especially driving over recently applied dust suppressant. The difference between 15 and 25 mph is a whole lot of dust! Also consider possible damage to the roads with the delivery of construction material. Limit concrete delivery to maximum of 4 to 5 yards per truck. A surcharge to cover road damage from construction deliveries will be discussed at the June Board Meeting.

Guidepost Sign Project

A draft of the guidepost plan was presented at the annual meeting. Guidepost are being installed for the first phase of the project.

Roads & Dam

Ed Millar emillar75@gmail.com

Comments

Road maintenance at Elk Lake is a challenge and an ongoing process of improvement. The roads we have were constructed in the late 1950s by a developer with little concern for maintenance and construction standards.

Challenges

- Gravel roads should never have grades greater than 10% and have hills that start at the end of curves. Many of our roads exceed 10% and some have grades over 20%. We have curves and hills everywhere.
- Gravel in this area has a lot of limestone fragments which creates a lot of dust.
- Drainage is critical to avoiding potholes. Yet, in many locations the layout of the road, elevation of adjacent properties and location of the waterlines limits reconstruction of the road to improve drainage.
- Compaction with drum rollers can be dangerous when operating them on steep grades.
- We have a lot of ledge rock and unstable soils that make it challenging to maintain the road sub base. We have added geo fabric liners to reinforce the

base to bridge soft spots. But, roadway settlement will still be an ongoing maintenance challenge.

- Budgeting with limited funds is a challenge. The cost of gravel, fuel and dust suppressant continues to rise. Dust suppressant has increased 70% over what we paid just 2 years ago.



- Heavy construction traffic and excessive speeds damage our roads. Elk Lake, though over 50 years old, is still an ongoing construction project.
- We would face many of the above issues if we had asphalt roads. Beside the initial cost, it is more expensive to maintain asphalt roads than gravel roads. Some highway departments have gone back to gravel for that reason in remote rural locations.

You are most welcome to come to a Board Meeting to express your concerns and to discuss in more detail the road maintenance challenges and construction processes.

Roads & Dam

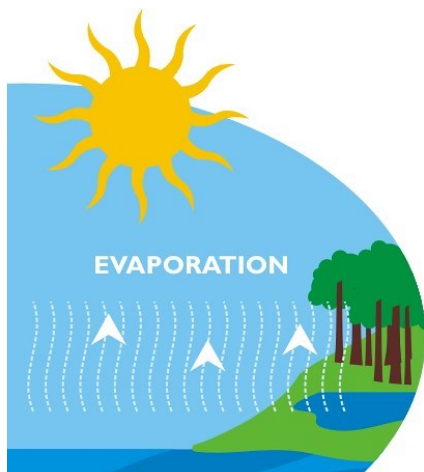
Ed Millar emillar75@gmail.com

Dam Report:

2021 Review

Inspections

- In consultation with the State, we were approved to use the lake without restriction for the 2021 season, That approval was contingent on our inspection program which includes inspections by Jim Millar and George Schneider and inspections by Terracon engineers,
- Terracon made 2 inspections and reports. Recommendations: Monitor areas of subsidence along the lake side of the dam and the pool at the bottom of the spillway for signs of cloudiness. Cloudiness could indicate that we are losing earth from the dam called piping. Piping can result in dam failure. All leaks appeared to be running clear per their last inspection on November 29, 2021.
- From our inspections, leakage appears to have stabilized. We estimate the leakage to be about 1/8" of lake level per day. Per a rule of thumb, on a hot summer day we lose 1/4" of lake level from evaporation. Due to a rather wet summer, the maximum drop of the lake from summer pool was 5".



Repairs

We did no repairs to the dam in 2021. We did fill in sinkholes on the lake side of the parking lot due to shore erosion from wave action. From dye testing we determined that the sink holes were not from leakage of the dam. We also Placed some additional channel liner rock to the lake side of the dam.

2022 Plan

Continue to monitor leaks. Monitoring will consist of taking water samples at leaks to check for clarity. Record rainfall, monitor evaporation and record lake levels on a periodic basis. Continue engineering inspections as required by the State. The State has approved our monitoring plan. The State will inspect the Dam in the fall per their 3 year inspection schedule.

Based on monitoring, some grouting may be required.

Fill in more sinkholes along the shore line near the parking area.

Investigate depressions near the spillway and monitor.

Investigate the condition of the pond west of the spillway. The intent is to fill in the pond.

Open the valve for winter pool on November 1st and close the valve for summer pool on March 1st. Plan your projects accordingly.

Continue to develop short and long term repair plans. Remediation options were presented at the annual meeting.

Security

Cheri Fredelake cherifredelake160@gmail.com

I want to start off by saying we recently had a guard quit. After working a few week-ends she found she was just not suited for the job. In her place we have hired Heather Melford. Heather has previous experience doing security. She used to work for Duke Energy as a security guard. Heather will be working 12:00am-8:00am Thursday morning and 8-4pm on Saturday and Sunday. She will also be filling in when necessary. Please be patient with her as with any new job it takes a bit to get into a rhythm. Be sure to say hello to Heather when you see her.

Please be aware that the speed limit on our roads is 15mph no matter what you are driving. Not only does driving the proper speed limit reduce dust but driving 15mph also makes our roads safer. There are several steep hills and blind curves throughout the lake. This makes it difficult to see oncoming traffic or pedestrians.

If you have paid your dues please put your sticker on your windshield. We still have some property owners who refuse to put them on their cars or are laminating them and holding them up to show when entering the lake. Every property owner is automatically able to get 4 free stickers and then are able to purchase up to 6 more at \$10.00 each for immediate family or themselves if need be.

I hate to keep bringing this up but once again I'm going to ask that if you are not a full time member then please DO NOT have your packages delivered to the lake unless you are going to be at the lake when they arrive. The gate doesn't have the room to hold all the packages it gets on a daily basis let alone having to try and find a place to keep something for days on end.

Please be sure if you are having guests you have a pass ready and waiting for them when they get to the gate. Especially on weekends and Holidays. The guards are too busy to have to have a guest pull through and park and then try to get in touch with the property owners. There is limited space for parking as well. This issue causes back ups and bottle necks. Also please remember you can only phone in three guest passes at a time. The guards do not have time to make out several passes over the phone. If you are having a party you must come up and write each guest a pass. We will not take lists over the phone.

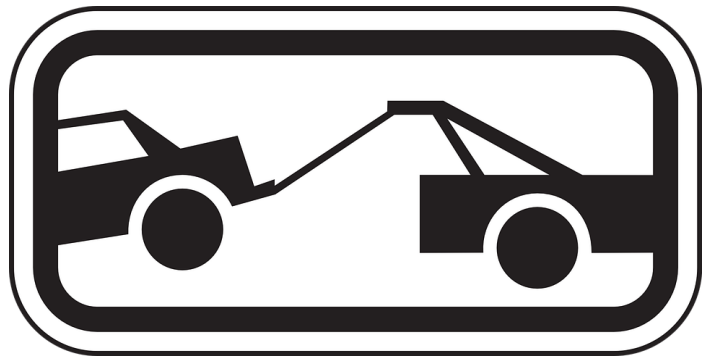
If you are planning to have a delivery made to your property please NOTIFY THE GATE IN ADVANCE. This gives the gate time to make up a map and set of directions in advance. When deliveries show up unexpectedly it can cause a backup and delay the delivery because the guard has to try and get directions for the delivery person while still opening and closing the gates, answering the phone, handling packages and mail and whatever other issues arise. (Continued on next page).

Security

Cheri Fredelake cherifredelake160@gmail.com

If you have a noise complaint, a boating complaint or a dog complaint it is up to you to call the proper authorities. Please do not call the gate asking them to do it for you. Once you have called the proper authorities please be sure to follow up with a written complaint to the board as well. The board will then address the matter with the property owner.

Please remember to obey the no parking signs. The association will be having illegally parked vehicles towed at the owners expense.



The guards are asking that as a courtesy to them you please dim or turn off your lights when approaching the gate. By doing this it makes it easier for them to see stickers and the type of vehicle approaching.

This months featured guard is Mike Tourville. Mike is still fairly new. Mike is a veteran of our armed services. Even though Mike is fairly new he has proven himself to be a reliable trusted employee. Mike works well with the other employees and gets along well with the membership. He is willing to help out when necessary. Mike likes the outdoors. He enjoys hunting and fishing. Mike works 4-12 on Saturday and Sunday and 12:00am-8:00am on Wednesday. So if you haven't already introduced yourself be sure to say hello when you see Mike.



Important Notices for Members



- ♦ **Do NOT park vehicles at the dam unless you are launching a boat which will be taken out the same day (All other vehicles will be towed)**
- ♦ **Lots for Sale!** Contact ELPOA Office for pricing & locations

Reminder: if you have a property improvement permit & your job is complete, please call 859-802-1300 so we can do our inspection and return any road deposit checks

- ♦ ELPOA is accepting donations for any area that needs it! Donate to roads, beautification, security, lake & dam, etc. Please contact ELPOA office for additional information
- ♦ Please do **NOT** use the Post Office Box as it is only checked for election ballots or special Board mailings.
- ♦ Office mailing address: 445 Elk Lake Resort Road Owenton, KY 40359

Help Wanted

Part-time at the ELPOA office

Please stop by the office any Saturday, call at 502-484-0014 or email elpoa@elklakeshores.net for more information.



Important Notices for Members



- **New Member Committee meets on the third Thursday of the month @ 7p.m. Please contact vboerger@yahoo.com if you have any questions.**
- **ELPOA board meetings will on the third Saturday of the month and are open to all members.**
- **Boat/Trailer Storage at Lodge Parking Lot: \$25 monthly fee; Contact ELPOA office for more details, Parking for day/weekend is allowed, All other boats/trailers will be towed at owner's expense.**
- **Reminder: The following are designated non-smoking areas within ELPOA: Guard Shack, Lodge Marina, Office, Beach**



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HAPPY
Father's
DAY





Sportsman Club News



Bob Duke

Great day for first fishing tournament, perfect weather, great turnout. Thanks to all who came out. Next tournament will be June 11th times will be posted at guardshack. Lots of good fish were caught.

1st: Place: Rob & Dylan Epperson: 14.71 lbs & Big Bass: 4.03 lbs

2nd Place: Gibson and Anderson: 11.11 lbs

3rd Place: Johnny Duncan: 10.79 lbs

Congrats to all winners!

Hope to see you all June 11th

Fish On!!!!!!

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Melissa Kemper, Broker
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- Bobcat work, gravel driveways, shorelines
- Boatlift sales, repair and relocation
- Dock and gazebo construction

Bobby Ahlers is a lake resident and can be reached at

859-200-6318 or ahlerslakeservices@gmail.com

Elk Lake Property Owners Association

445 Elk Lake Resort Road

Owenton, KY 40359

