

10/10/2017 Lake Josephine Improvement Association Homeowners' Meeting
Recorded by: Pam Newcome, Secretary

Neighbors, thank you to the nearly 50 of you who joined us for Tuesday night's meeting! For those unable to attend, we're providing a brief recap, along with a link to the presentation.

Lake Status

- In spring of 2017, we spot-treated ~28 acres of our lake with the herbicide Diquat Dibromide, which addresses both Eurasian Water Milfoil (EWM) and Curly Leaf Pondweed (CLP).
- This treatment was a departure from what we had projected doing at last year's meeting. At that time, we planned on a full-lake treatment with a different herbicide, which also addresses EWM and CLP.
- However, weeds are unpredictable. Given our particular mix of invasives this spring, this new treatment better suited our situation.
- The good news is that the cost of our 2017 treatment was under \$8,000 vs. the estimated cost of \$25,000-\$30,000 for the other treatment.
- Even better news is that our 2017 treatment worked extremely well, and the lake was spectacular this summer!

Future Treatment Needs

- Based on a weed assessment that we/Department of Natural Resources (DNR) conducted a few weeks ago, we currently believe the full-lake Fluridone treatment we were considering last season may be the optimal treatment in 2018.
- The new projected cost of the Fluridone treatment is \$11,000-\$24,000, based on a range of lower concentration levels the DNR is considering.
- Again, weeds are unpredictable. Although we use fall lake surveys to project what our weed situation might be the following spring, we can never be fully certain what will transpire.
- Any treatment plan needs to be approved by DNR and is based on an official weed delineation that is completed in the spring of the given treatment year.
- All the board can promise is that we will make the best decisions we can for the lake, given the information we have and the regulatory constraints within which we must work.

2018 Contribution Request

- First, the board wishes to thank all of our 2017 contributors! We realize we've asked a great deal of you the past several years, and you delivered! THANK YOU!

- In the 2017 season, 52 properties (76.5%) donated just under \$25,000, with the average contribution being \$472 per property.
- You not only helped cover 2017 treatment costs, but you also helped build a much-needed contingency fund of ~\$48,000. This safety fund helps protect us against a catastrophic event such as a Zebra Mussel infestation, where rapid response is critical and having adequate funds in place is imperative.
- Given your past generosity and our current financial situation, the 2018 contribution request is \$150 per property.
- We shared that the Lake Josephine Improvement Association is now recognized as a tax exempt organization under Section 501(c)(3) of the IRS Code. This means that all future donations are tax-deductible!
- A link to the 2018 contribution form is provided below. Mailing instructions are provided on the form.

<http://lakejosephineimprovementassociation.com/wp-content/uploads/2015/08/2018-Lake-Josephine-Voluntary-Contribution-Form.pdf>

The Link Between Lake Quality and Property Values

- We were fortunate to have two of our resident real estate experts, Marti Estey and Brent Bartel, speak to our group this year.
- Brent conducted an interesting analysis showing how water clarity and price/square footage of homes seem to be correlated. He compared eight local Twin City lakes. Lake Josephine ranked third in highest price per square footage and water clarity, edged out ever so slightly by White Bear Lake at #2 and Turtle Lake at #1.
- Marti also shared an insightful analysis showing how lakeshore property sales dramatically decline when lakes suffer from water issues (e.g., contaminants, fluctuating water levels, etc.). She examined a number of local lakes that have had problems and, in each case, the number of home sales on those lakes plummeted after an issue was discovered. In most cases, recovery took several years.
- The take-away message from both presenters was that protecting our lake translates to protecting our property values. They emphasized that our annual contributions are dollars well spent.

Ways You Can Get Involved

- We asked if any neighbor(s) would be interested in helping plan and run one of our social events. There are two set events: our "Winter Blast" (a shoreline gathering on the frozen lake in the Jan./Feb timeframe) and our "Annual Flotilla" (a boat outing in July). New events can be added, as so desired.
- We encouraged neighbors to volunteer either individually or as groups of friends or families.

- We're pleased to announce that two couples, Jim & Ann Marie Collins and Dave & Dee Fryd, have graciously offered to host this year's Winter Blast. Thank you all for stepping up! More to come from them!
- If you are interested in helping with the Flotilla or another event, please contact Pam Newcome.
- The fundraising team also needs support. They are looking for a neighborhood representative for each side of the lake. These individuals would follow up with neighbors and address any questions and/or concerns. Marti Estey is helping with this on the West side of the lake. If you have interest in helping with the North, East or South side, please contact either Jamie Schreiber or Catherine Robinson to learn more.

Get to Know Your Board

- We spent a few minutes at the beginning of the meeting introducing board members and their roles.
- Please feel free to reach out to any one of us with any questions or concerns!

R.J. Newcome, President	Presides over association meetings; serves as primary liaison with DNR/other government entities & treatment vendor, negotiates on behalf of the association.	rjpnewcome@hotmail.com
Dick Hanson, Treasurer	Handles all lake association financials, banking, year end statements and tax returns. Works closely with Fundraising Co-Chairs to process donations.	hansonshotel@aol.com
Jamie Schreiber, Fundraising Co-Chair	Reaches out to lake homeowners to achieve our annual contribution target, so that treatment is covered and a contingency fund is developed/grown. Keeps updated records of property owners/turnover.	jamie_schreiber@yahoo.com
Catherine Robinson, Fundraising	Works with Jamie in the same capacity.	

Co-Chair	Additionally, Catherine ensures our website is continuously updated.	catherinemrobinson@hotmail.com
Brett Schreiber, Lake & Invasive Species Expert	Works closely with DNR and other entities to monitor the lake for weeds and other invasives, conducts water assessment and provides guidance to homeowners re: invasive species.	brettschreiber@yahoo.com
Mark Maher, 501(c)3 Expert	Mark's efforts enabled our lake association to qualify as a tax exempt organization under section 501(c)3 of the IRS code. As of May 7, 2017, all future donations are tax deductible.	mkmaher@comcast.net
Maribelle Cushman, Historian	Maribelle offers a wealth of knowledge and history about the lake and the neighborhoods surrounding it. She is a trusted "go to" resource for our board and neighbors.	MaribelleC@aol.com
Pam Newcome, Secretary	Handles all lake association communication, DNR submissions/grant requests and maintains database of homeowner contact info. Pam also represents our association on a Ramsey County Invasive Species task force.	Pam.Newcome@live.com

Other Business

- During the Q&A, two requests were made re: the influx of new lake homeowners:
 - **Question 1:** Can we provide new homeowners with information to help "indoctrinate" them to life on Lake Josephine (e.g., info on the lake association, difference between offshore and near shore treatment, key contacts, deadlines/how to sign up for near shore treatment, etc.)
 - **Answer:** We are in the process of creating "welcome kits" for new neighbors and hope to have them ready within the next month. Our intent is also to have our four lake representatives help us gather contact info for new neighbors as properties turn over.
 - **Question 2:** Can we publish the statutes and/or regulations with respect to boating on Lake Josephine?
 - **Answer:** Yes, we will do this both on the website and we will send an email reminder just prior to next year's boating season.

Note: the link below takes you to our archived minutes and/or presentations from each of our annual meetings. Tuesday's presentation will be up on the website in a few days.

<http://lakejosephineimprovementassociation.com/news-upcoming-events/association-annual-meeting/>

Again, if you have questions or need additional information, please don't hesitate to contact any board member. **THANK YOU** for your continued support and your ongoing engagement! We truly appreciate it!

Your Lake Josephine Improvement Association Board