

**Continental Country Club
Homeowners Association
Minutes
Special Meeting of Board of Directors
July 21, 2016
1:00pm**

1. **Call to order** – DeeDee Malmstone, President, called the meeting to order at 1:09pm
2. **Roll Call** – CCC Staff Member Barrett called roll. All board members were present except Bill Babb. Others present at the meeting were staff member Judi Barrett and General Manager Blake Rolley.
3. **Approval of Agenda** – *Kleiner made a motion to approve the agenda Motion was seconded and carried unanimously. (MSCU).*
4. **Homeowner Participation** – Homeowner’s Dick Henderson, Ted Callan, Tom Jeffries, Craig Wiedman, Tom Brewster, Kathleen Richardson and Gene and Molly Munger were present
5. **Presentation by Representative of Western Technologies**
 - Craig commended Natural Channel Designs on how their report on Lake Elaine
 - **On having experience with situations similar to Lake Elaine:** 38 years experience in geotechnical liners. Familiar with local conditions. Studies revealed that the seepage occurring at Lake Elaine is through fractured, jointed limestone that formed the valley walls before the lake was in place. In addition, there are random occurrences of sinkholes forming in limestone in various locations. Craig stated that this is very common for limestone in this area.
 - **On the maintenance & longevity of Non-Geomembrane Liners:** Craig stated that ESS-13 although a soil additive, is basically a clay liner. Clay liners have a very low permeability (low seepage) that is likely to last a very long time. However, it must be in an environment where the liner is kept continually wet or it will dry out and crack
 - **On Sinkholes & Fractures:** Chambers inquired into possible sinkholes and fractures on the geomembrane liner and ESS-13 sealant. Craig replied that you can usually see surface expressions of larger sinkholes. If smaller sinkholes are discovered once the lake is drained then someone will need to go in and plug the sinkholes so they are flat surface
6. **Presentation by Western Environmental Liners**
 - Most current liners are reinforced polyethylene. Those are high density, polyethylene and you make spreads out of it and weave it. Then you take low density polyethylene, melt it and spread it on top of the high density polyethylene. Western Environmental Liners design and weld the materials, install and repair them.
 - **On Sinkholes:** Rep addressed the possibility of sinkholes in Lake Elaine. If there is a sink hole, depending on the size of the sinkhole. If the hole is big enough, not enough re-inforced concrete can hold it back. That concerns me a little bit. It’s important to have a good idea of what your sinkholes are and the size of the sinkholes is vital in addressing the concern of sinkholes.
 - **On Warranties:** The one thing about polyethylene & plastics is when you bury they actually have an extended life expectancy. As the manufacturer of the material, we have a 20yr warranty on the fabric UV. The reason why the warranty is 20years is because of UV exposure. But if the liner is buried, he estimated the liner would have a much, much greater life expectancy. UV will destroy the liner. So if liner is buried, away from UV the liner will last a very long time Liner warranties are based on UV degradation, not necessarily how long its going to last in the ground
 - **On Puncture Resistance:** Rep cited multiple instances in which their liners are exposed to trampling and trucks moving over the liner that has sharp rocks underneath. The light geotextile product (referenced earlier in their presentation) is what protect the liner from being punctured

- Chambers read an excerpt from the Natural Channel Designs Report on three types of liners; Giving estimates for 3 options. (1) 20 pvc (2) 30 mill RVE Liner and (3) dual liner system with RVE liner over geosynthetic clay. Natural Channel Designs stated, “we would not recommend PVC liner option as the material is subject to rapid degradation when exposed to sunlight and any extended draw down at the lake may compromise the liner. Although PVC is likely the less expensive liner, the necessity of importing 12inches of soil to cover the liner actually adds to the cost of the installation to make it equally costly as the UV stable RPE liner without soil cover.” Representative replied: PVC is very susceptible to UV. The RPE we offer is not much more expensive than pvc. We have Aqua 24 with a 10yr warrantee and a special 20ry version with a special film on the top of it that makes it last even longer in the sun. There is not an extreme cost difference between those options
- **On what type of product the representatives recommend for the lake:** Representatives replied that because they do not know the geologic dimensions of the lake bottom, they can not recommend a product until the lake is drained. The only recommendation they could offer was emptying the lake and having a little more surveying done on the lake, to really understand the circumstances
- **On Sealing the edges of the lake with it’s steep banks:** The edge of lakes are always exposed to sunlight. They would cover the liner at the edge with a little burm, then a light slope and fill it in with dirt so the burm will hold the soil in place and it won’t slough off. This will work with even 10:1 slopes
- **On the Current Liner:** The current liner is 10mill pvc. Representatives gave a comparison of plastic trash bags that are 4-6mill.
- **Type of Liner they would suggest:** 24mill with reinforcement or 30mill without

7. Presentation by Kinney Construction – Tim Kinney and Travis Moore

- **On the type of work they will be performing:** We will be preparing the whole subsurface basin to be a nice, smooth compacted surface, that you can lay the liner on. Then digging a trench around the perimeter of the lake to tuck the liner in. and fill it up
- **In the preparation that will be involved with using ESS-13 Sealant:** requirements 2ft of soil in middle of lake and 1ft all around edges to till in to create a liner. Seepage control would come in and mix the material. We would put in place. Compact it throughout the whole area
- **On comparing bids between Natural Channel Designs and Kinney Construction:** Natural Channel Design’s bid for 20 mill application included \$525,000 perimeter Lake edge treatment and \$582,000 for the 12in. soil coverage. But if we go with RPE we don’t need the soil cover. Kinney replied that they have had only a verbal scope of what the Lake may look like at the bottom. It is very possible their idea on the scope of work is very different from ours. We didn’t include that in our budget. And we realize that we would be cutting down the existing slope. Chambers: So there would need to be some consulting between the lake liner guys and you guys, to make sure the application is done right.

8. The board discussed and agreed that a Project Manager will be needed to oversee the repair of Lake Elaine from start to finish

9. Brewster expressed that prior to draining the lake, the legionaires would want to have a committed timeline for phase 1 and 2 of the Lake Elaine repair project. Brewster proposed that the timeline be based on the assumption that there will be a workeable lake surface and exceptions to the timeline should be made only after anything other than a workeable surface was discovered

10. Brewster re-iterated that the Co Class of Representatives were intent on having the lake repaired and there would be no room for negotiation, should it be discovered that there was more repair work required than originally anticipated

11. It was estimated that it would take roughly 3 months to drain and clear the surface and 1 month to install the liner

12. Malmstone stated that there was specific information being circulated that needed to be addressed at the next Townhall Meeting. Vance volunteered to speak at the Townhall regarding this issue

13. Two positions were presented on when the board should consult a litigation attorney regarding the court order and upcoming attempt to repair Lake Elaine

- To obtain a litigation attorney before draining the lake, so that the club understands their legal position beforehand
- To avoid legal opinion based on speculation by waiting until after the lake has been drained and more factors about the condition of the lake are known

14. The board discussed the format of the upcoming Townhall Meeting

15. Review Loan Letters of Intent

- Rolley presented four (4) loan options available to CCC for the funding of the Lake Elaine Project
- Rolley acknowledged that the loan option from Sunwest Bank, CCC's current lender, was the best option presented to CCC. The board agreed.

16. Discharging the water from Lake Elaine

- Noble stated that CCC does not have a permit to discharge water out of lake Elaine onto the surface. Noble stated that it took her one year to obtain a permit that allowed CCC to pump water into Lake Elaine.

14. Adjourn: Malmstone adjourned the meeting at 4:22 pm

Respectfully Submitted:
Judi Barrett, Director of Membership Services
Continental Country Club