* **Deer Ridge Property Owners Association
Special Assessment Meeting
Covell Town Hall
August 1, 2012
Time Started: 7:10pm, Adjourned: 8:35pm

1.    Board Members present:
a.     President: Schuyler Schupbach
b.     Secretary: Cory Muhlbauer
c.    Treasurer: George Kaupas
d.    Grounds Management: Justin Clark
e.    Compliance: Gary Ash
f.     Member: Anna

2.    Schuyler coved history of outfall violations
a.    End of 2006 – Compliance Commitment Agreement (CCA) submitted by Deer Ridge in response to formal violation notice from the IEPA
b.    This CCA was rejected by IEPA
c.    Spring 2007 - Farnsworth revised the design of the plan, but the IEPA still had concerns given the fact that the proposed design was largely unproven with few similar working systems in place
d.    Since this time, the DRPOA has continued to work on potential short-term remedies, but we continue to see violations nearly every month on each outfall
e.    Earlier this year, Deer Ridge received another Formal Violation Notice from the IEPA.  The IEPA requires a written response within 30 days.
f.     A new Compliance Commitment Agreement was submitted to the IEPA with a revised design plan which utilizes a recirculating sand filter
g.    Approximately 8,000 square feet is needed for this design which will consolidate all effluent into a single outfall where it will be treated before entering into the lake.  The subdivision does not currently have a large enough easement or common area for the system so we would need to work with homeowners who are adjacent to the proposed area on the north side of the large pond (in the area of the concrete spillway)

3.    Dan, Engineer from Farnsworth
a.    Explained the proposed Recirculating Sand Filter system
b.    This is a common treatment system for the subdivision
c.    A large tank collects all effluent and pumps circulate the effluent through the filter about 4 times a day
d.    Approximately 8,000 total sq ft would be required
e.    All exit material will treated and disinfected before going into the pond
f.     A licensed operator will need to collect samples and monitor the RSF system – however this would only need to be done on one outfall whereas today we have to montor 6 outfalls
g.    Pumps will need maintenance and power
h.    Homeowner asked:
                                          i.    Will there be real-time monitoring so we know if we are in compliance before monthly testing - not planned at this time, but can be added for additional cost
                                        ii.    Does sand filter material need replaced? Yes, about every 30 yrs
                                       iii.    What does it look like? Pea gravel on surface, vent pipes – similar to the system that is on the south side of the subdivision along Washington street just to the west of the small pond
                                       iv.    What about pump failure? Effluent would still flow through, there is an indicator that will tell us when pump is failing
                                        v.    What is wrong with our current septics? Homeowners say the systems were not designed to meet these types of standards
                                       vi.    Would capacity of proposed RSF allow for more homes in neighborhood?  Yes, there would be enough capacity for the one empty lot that remains
                                      vii.    Is there odor with RSF? No, there is no odor
                                    viii.    Is there noise from pumps? Very minimal - Wexford Hills has a similar system and there is very little noise – pumps are buried below surface level
                                       ix.    Will there be pumps throughout subdivision? Yes, it expected to have 4 lift stations
                                        x.    Where will pumps be, what do they look like?  Referenced proposed drawing, pumps would be below ground, only visual is a man hole
                                       xi.    What happens if power is lost? Pumps can have battery backup or a generator system, these are additional options
                                      xii.    Is there a UV treatment system proposed? Not currently part of the design but UV is another option for treatment, UV is higher cost up front but less cost to operate
                                    xiii.    Is Farnsworth only bid?  Farnsworth is the only firm we have engaged from a design perspective, however, we would plan to get multiple bids for the actual construction
                                    xiv.    Is there a public system we can tie into?  past discussions with City of Bloomington made it clear that this was not a viable option
i.      Schuyler asked the group for volunteers to help research the detail options of the proposed system.
j.      Schuyler communicated concerns with CCA document from IEPA
                                          i.    Deadlines are too tight given the magnitude of the project and the amount of money that needs to be collected
                                        ii.    Language in the CCA indicates broad liability including officers
                                       iii.    DRPOA asked the IEPA for more time – we have not yet signed a CCA given these concerns

4.    Homeowner addresses Covenants: article 8, section 2
a.    What about lots listed as exempt?
                                          i.    The IEPA is enforcing action against DRPOA as a whole unit
                                        ii.    This exemption is a carry over from the orginal covenants – this language can be amended with 2/3 approval from the homeowners – that would be the next step if homeowners choose to opt out
b.    What happens if a property owner chooses not to pay the $3,800?
                                          i.    The board will place liens on those properties just as is done with annual dues which are not paid
c.    Why don’t individual homes have adequate systems?
                                          i.    The soil in our subdivision doesn’t perk so self-contained systems are not viable
d.    Homeowner asked why we are only reporting sampling of 6 out of 9 outfalls?
                                          i.    We currently only have permits from the IEPA for the 6 outfalls – the permit process for the others has been in progress for quite some time, but not yet finalized.  There was some differing opinions on this topic as some homeowners have seen permits which indicate 9 outfalls – the Board felt that these copies were draft permits, but will be checking with the IEPA to confirm.

5.    Fines can be enforced by IEPA for non-compliance

6.    Veteran homeowners expressed how fortunate we are to have been given the amount of time we have to find a solution.

7.    A motion was made to move forward with the prosed plan listed in paragraph 2 of the special assessment announcement – collection of a total of $3,800 per lot owner with 2 installments (Nov 1st - $1,900 and March 1st - $1,900
a.    The motion was seconded by another homeowner

8.    Discussion was held – one idea presented was to collect a smaller amount of money in order to get a more detailed design and cost estimate.
a.    Some homeowners would feel better if we had a more detailed design plan and total cost estimate including bids from contractors

9.    What is proposed date of ground breaking?
a.    Ideally Spring of 2013

10.  Do we know if other systems like this are working?
a.    Yes, many other community examples – Wexford Hills was cited

11. Do we have space for the recirculating sand filter (need around 8,000 sq ft)?
a.    Not at this time, the board is in contact with a couple homeowners to discuss the need for additional property
b.    What about land adjacent to our subdivision?
                                          i.    This land was previously unavailable, but the Board will check into it
                                        ii.    A suggestion was made to convert the SE pond to a potential site for the new system.  However, the Board believes that this site would be too close to existing homes per IEPA requirements

12. What are next steps if homeowners vote to move forward?
a.    Invoices will be sent for 1st installment which will be due Nov 1st
b.    Once we are comfortable with homeowner participation, we will plan to sign a new IEPA CCA with revisions for an updated timeline

13. There was a question regarding current costs to monitor outfalls - our current monthly costs are over $1,000 per month for sampling and treatment

14. A vote was called to approve a special assessment of $3800 per lot owner paid over two installments ($1900 by Nov 1st and $1900 by March 1st).
a.    52 lot owners present
b.    10 proxies
c.    56 were in favor, 6 opposed

15. The Board requested volunteers to assist with the oversight of this project – four homeowners (Jim Gottsacker, Stuart Nerby, Scott Klein, Scott Shook) volunteered and will be included once final approval for the project is received from the IEPA

16. The Board will continue to update all Homeowners via meeting minutes on the Deer Ridge website (**
* [**www.deerridgesubdivision.com**](http://www.deerridgesubdivision.com/)**)

Meeting was adjourned at 8:35pm**