

## **Minutes of the 2021 Annual Meeting of Orchid Lake Estates**

The 2021 Annual Meeting of Orchid Lake Estates Lot Owners was called to order at 1:08 p.m on Saturday, October 30, 2021 by the President of the OLE Board of Directors, Kathie Cavendish. Present for the meeting were the following:

**Members:** Kathie Cavendish, Brian Steele, Debbie Blanchard, Corinne de Jesus, Melanie Oslin, and Hope Goza.

**Residents:** Glenda Wood, Prentiss de Jesus, Chris DeMaioribus, Richard Lehr, Paul Wilburn, Jennifer Lewis, Christie Langdon, and Jerry Robinson.

Proxies were also given by the following residents/lot owners:

Daniel Johnson assigned to Kathie Cavendish  
Archie Gordon assigned to Kathie Cavendish  
Rick Cromwell assigned to Rich Lehr  
Mike Mull assigned to Hope Goza

Said proxies are attached to these minutes and made a part hereof.

**Minutes:** Since there was no Annual Meeting held in 2020 due to COVID, there were no minutes for approval.

**Treasurer's Report:** Rick Cromwell, Treasurer, called in for the presentation of this report. Hope Goza presented the report to the meeting, a copy of said report is attached to these minutes and made a part hereof. There were no questions following delivery of the report. Glenda Wood volunteered to help Rick make phone calls for the collection of dues. On motion by Glenda Wood, second by Debbie Blanchard, the Treasurer's report was approved as presented.

### **OLD BUSINESS**

**Roads:** Brian Steele reported on the roads, indicating they were in fairly good shape due to the good weather we've had this year. Now that the mosquitos and jiggers are no longer a problem, Brian will be getting out again to clear drainage ditches and make road repairs. Paul Wilburn asked if Brian needed help repairing the posts at the 4-way stop sign near the entrance to the lake. Brian said he would be happy for any help.

Brian suggested that in the future if we want to place sand on any of the beaches, we look at getting the sand in May or early June. Paul Wilburn asked if we could use weed killer on the beaches to stop the growth of the grasses. Prentiss de Jesus said the chemicals would run directly into the lake and should not be used. One suggestion was to use vinegar and salt, but

Paul indicated this had not worked in the past. Chris DeMaioribus suggested that prior to putting down sand, we should spread landscape cloth and then place the load of sand on top. Using the landscape cloth would prevent the growth of grasses on the beach. This suggestion was well received and will be considered when the next load of sand is placed at the Yellow Beach.

Kathie Cavendish then brought up that Ken Fleming and Bobby Fisk who live on Starview in the subdivision adjacent to Orchid Lake, have been helping us when we need work done. She asked that if any resident of the lake is interested in or knows someone else with a tractor and blower who would be willing to help OLE with maintenance of the roads, to let Brian or any member of the Board know.

Chris DeMaioribus said that her husband, Joe, and her boys would be willing to help Brian with the roads. Brian will reach out to Joe to coordinate times and the work that needs to be done.

**Trash Collection:** Kathie brought up that our current vendor for trash collection is raising his prices effective January 1, 2022. While the Board cannot mandate who residents use for their trash collection, she suggested members look at using County Waste who charge \$26.00 a month for weekly trash services. County Waste will pick up recycling and/or separate out recycling.

**Pavilion Roof:** Members were informed that the Board approved spending an extra \$645.00 to upgrade the shingles installed to 40-year shingles vs. the standard 20-year warranty. It is hoped that this upgrade will ensure the roof does not need to be replaced for a long time. Standard Roofing was the vendor used for installation.

**Lots for Sale:** Kathie shared with the members present that there are lots for sale on the website. She also explained that over the years OLE has been gifted various lots by the owners for a variety of reasons. Rick Cromwell should be contacted about the lots that are available for purchase by residents. Following a brief discussion on the location of lots for sale, Chris DeMaioribus asked for a map of common areas. Someone from the Board will check with Rick Cromwell to see if we have such a map available.

## **NEW BUSINESS**

**Lake Analysis Report:** Prentiss de Jesus presented a report on the lake walk conducted with Dr. David Crosby, Virginia Extension Agent. A copy of said report is attached hereto and made a part hereof.

Prentiss began by shared that an Environmental Committee was created in July by OLE Board vote and Prentiss was appointed as Chair of the Committee by the Board. After the creation of the committee, Prentiss contacted Virginia Extension services and scheduled a walk of the lake with Dr. David Crosby for an appraisal of the health of our lake and to address the concern over invasive grasses. At the conclusion of this walk, Dr. Crosby indicated the following:

- Current spillway of the dam is too high which means the lake is not in compliance. Overall, the dam is in good shape and should be inspected once a year. It was noted that OLE had been told the spillway was too high when previous work was done during the draining of the lake.
- Invasives in the lake can be taken care of with chemicals. Other options include draining the lake to kill all the grasses; backhoe areas around the lake to remove grasses; introduce grass carp to help control the grasses (this was suggested in previous evaluations); and putting down landscape cloth and covering it with sand to prevent grasses from growing and to create better fishing from shore.
- Guidelines for fishing have been posted at the Pavilion and on the website. The advice from Dr. Crosby was to fish out all the crappie; they are edible. Any bluegill or large-mouth bass that are caught should be thrown back. These fishing guidelines are important for the health of the lake.
- Mud samples were taken from the bottom of the lake. Once the samples are dried out, they will be sent to the environmental lab in Blacksburg. They will tell us what nutrients we will need for the lake. Dr. Crosby believes we will need lime.
- Swimming areas should be buoy-delineated and all beaches and every pier, including private piers, should have a throw rope and life preserver.

Prentiss then shared his thoughts on the best course of action for OLE to take to ensure the health of the lake.

- We should consider using landscape cloth to control the grasses. In addition, we should consider the introduction of grass carp. Chemicals have a strong effect on insect life, which is important for a balanced ecosystem. OLE needs to look at the larger, long-term picture before deciding on a course of action.
- Prentiss will do research of scientific literature on the pros and cons of using chemicals. Once he has compiled the information, he will present a report to the membership.
- One of the benefits of more prevalent invasives is that we're seeing more dragonflies which eat insects like mosquitos.

At this point, Corinne de Jesus said residents should be careful about what they put into the lake. We should not dispose of plants in the lake because any vegetation disposed of in the lake will upset the ecological balance. Dead fish also should not be disposed of in the lake. Again, this disrupts the balance of the lake. Melanie Oslin also pointed out that dead fish should not be left on the shore or piers because this will draw bears to our community.

Chris DeMaioribus asked if it's possible remove the grasses by pulling them out since the root systems are shallow. She also asked if we could cut back the grasses using a scythe from a boat in the spring. Prentiss indicated that Dr. Crosby said there are multiple methods of controlling the grasses and that OLE should explore what works best for us.

Chris also said that we would need to put the fishing signage at the boat launch as well since not everyone will come to the Pavilion to read the regulations. It was indicated that the OLE Board is considering new signage to be placed on the beaches and the boat launch and this will be taken into consideration when planning for the new signs.

Chris also offered to test the lake waters which she is already doing so since her family swims in the lake. Prentiss will meet with Chris separately to discuss this further.

Paul Wilburn said that people who fish at Lake Anna should not put the fish they catch there into Orchid Lake.

At this point, there was discussion about a resident that may be putting the fish he catches elsewhere into our lake. It appears he may be disposing of minnows he uses as bait in the lake. The consensus was that this would probably not harm the lake since the minnows would be food for the bluegill and large-mouth bass.

Kathie Cavendish asked if grasses could be pulled out and disposed of in the lake or discarded on the banks of the lake or in the woods. Corinne indicated that any grasses removed from the lake should be disposed of in plastic trash bags and not thrown back into the lake or any other areas.

At this point discussion moved on to placing grass carp in the lake. If OLE decides to go with putting grass carp in the lake, they would need to obtain a permit from the Department of Game and Inland Fisheries. All carp purchased are sterile and would need to be replaced after 3-4 years. The carp could be fished out since they are edible.

Kathie indicated that the Board would discuss these matters further at the January Board Meeting and compare the cost of landscape cloth and carp vs. the use of chemicals.

**Dam:** The Board will need to discuss the need to lower the spillway. Also, in 2023, we will need to have a more detailed inundation study done. The cost for the previous study was \$5,000. We will not need to do everything at once but will need to plan for future work that may need to be done to remain a low hazard dam.

**Committees:** The following committees have been created with the approval of the OLE Board:

- **Environmental Committee** – Prentiss de Jesus, Chair; Chris DeMaioribus; Rich Lehr; Kathie Cavendish.
- **Roads** – Brian Steele, Chair; Joe Jones
- **Dam** – Prentiss de Jesus; Chris DeMaioribus; Kathie Cavendish; Debbie Blanchard; Richard Cromwell
- **Community Involvement** – Corinne de Jesus; Chris DeMaioribus; Hope Goza

- **Emergency Preparedness** – Prentiss de Jesus; Kathie Cavendish; Debbie Blanchard; Chris DeMaioribus. Our Emergency Preparedness report needs to be updated with the new names and submitted to Holly Grove Rescue.
- **Workdays** – Will be posted on the website and also announced at Board Meetings, with signs posted at the mailboxes and Pavilion.

Anyone interested in being a member of the above committees, should contact a Board member for more information.

**Grass Cutting:** Since the current vendor who mows the OLE roads and commons areas four times a year has raised his price, the Board is asking that if anyone knows of a company who would be willing to provide pricing on the job, or if a member is looking to earn extra money, they should reach out to a member of the Board.

**Sale of the Tractor:** Bobby Fisk (previously mentioned) has said he could get the tractor running. Those present were asked what they would like to see OLE do with the tractor. Rich Lehr and Paul Wilburn indicated that if we sell the tractor, we should retain the rake for raking the beaches. The plan after selling the tractor is to purchase something smaller with the proceeds from the sale.

Currently, the tractor does not work, and no one knows how to use it. Christie Langdon volunteered to do the mowing. In addition, she knows a mechanic who might be willing to repair the tractor for low to no cost. Christie will look at the tractor with Brian after the meeting.

On motion by Paul Wilburn, second by Glenda Wood, members voted to have someone look at the tractor to see what the cost of repair would be. Christie will work with Brian to get the estimate.

**Miscellaneous:** The following additional items were discussed under New Business:

- Since respondents to the survey wanted to see benches placed around the lake, if anyone is interested in donating a bench in someone's honor or memory, they should contact a Board Member.
- The picnic tables at the various beaches need to be sanded and strained. Prentiss volunteered to take care of the picnic table on the Blue Beach; Paul Wilburn said he would take care of the table on the Yellow Beach. Chris DeMaioribus said she and her family would take care of the table on the beach next to the Pavilion if someone would lend her a belt sander. Prentiss indicated this would not be a problem. Paul said that some wood may need to be replaced and that we should use Thompson Wood Sealer after sanding. This project will be tackled in the spring.
- It was suggested that the vinyl fence at the front entrance be removed and replaced with a split rail fence. This idea will be explored as the Board evaluates the 2022 budget over the next year.

- OLE should see three more new families by spring. Jennifer Lewis, new resident, was welcomed by the membership. Paul suggest that we should have a welcome packet for new residents. Hope Goza shared that there is a welcome letter that will be given and that work is underway to create an OLE Directory and Handbook for all residents. A sample is available for members to view and provide suggestions on.
- Paul Wilburn asked if there is any way the well, which is one of the first things you see when entering Orchid Lake, could be fixed to present a better look. This matter will be explored by the Board.
- Prentiss reported that Dr. Crosby recommended that only one beach should be operational for swimming based on Dr. Crosby's recommendation (Yellow Beach). Buoys will be placed in the water at this beach to delineate the swimming area. Supposedly, the lake is 15 feet at the deepest spot on the lake.
- The Board will work on a code of conduct for the Board over the winter.
- Debbie Blanchard suggested that instead of having just one meeting a year, there should be a spring members' meeting that is combined with a workday. This was well received by the membership present.

**Approval of Interim Board Members:** On motion by Glenda Wood, second by Debbie Blanchard, Brian Steele and Hope Goza were approved to fill out the remainder of the term for Board Members who resigned during the current term.

**Survey Response Report:** Since the majority of the information in the report was covered under previous business, Hope Goza shared a very brief summary and encouraged members to contact her if they had any questions after reading the report.

**Resignation of President:** Kathie Cavendish announced her resignation as President of the OLE Board of Directors after nearly 21 years of service. She will remain on the Board for the remainder of her term through 2022, at which point she will step off the Board. On motion by Glenda Wood, second by Melanie Oslin, Debbie Blanchard was voted in as the new Board President to serve through 2022.

At this point, Debbie presented Kathie with a card and plaque from the entire membership of Orchid Lake. In appreciation for Kathie's years of service to the community of Orchid Lake, the membership is dedicating a bench in her honor to be placed at the location of her choice. They thanked her for all she has done, continues to do and will do in the future for the benefit of the Orchid Lake Community. The plaque read: *In honor of Kathie Cavendish for her many years of service to the Orchid Lake Community.*

Prentiss de Jesus then gave a glowing tribute to Kathie for her many years of service and day-to-day administration of the lake. Kathie thanked everyone for their kind words and recognition.

Meeting was adjourned at 3:11 p.m. on motion by Glenda Wood, second by Debbie Blanchard.

Respectfully submitted,  
Hope Goza, Secretary