

**Orchid Lake Estates May Lot Owners Meeting**  
**May 14, 2022**

The Orchid Lake Estates May Lot Owners Meeting was called to order at 1:09 p.m. on Saturday, May 14, 2022 by the President of the OLE Board of Directors, Debbie Blanchard.

Present for the meeting were the following:

**Board Members:** Debbie Blanchard, Corinne de Jesus, Brian Steele, Chris DeMaioribus, Hope Goza, and Rick Cromwell by phone.

**Residents:** Prentiss de Jesus, Christie Langdon, JP Tirico, and Glenda Wood.

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

Leigh and Archie Gordon assigned to Debbie Blanchard  
Ann Jones assigned to Debbie Blanchard  
Derek Thomas (CLTP) assigned to Debbie Blanchard  
Daniel Johnson assigned to Rick Cromwell  
Kathie Cavendish assigned to Chris DeMaioribus

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

Debbie began the meeting by welcoming all residents and requesting that everyone be respectful of each other when presenting items for discussion.

**Minutes:** Due to the small attendance at the meeting, it was decided to waive approval of the October Lot Owners Meeting minutes until the meeting in October.

**Treasurer's Report:** The Treasurer's Report was presented by Rick Cromwell. The balance of all accounts is as follows:

Checking - \$7,649.95  
Savings - \$10,569.57  
**TOTAL CASH - \$18,219.52**

Rick also provided a copy of budget expenditures to date, pointing out several changes from the original budget. There was an unbudgeted expenditure for muskrat removal of \$600. However, since no funds were expended for snow removal this year, the money to cover this bill was taken from that fund.

There were also expenditures of \$119 for Federal taxes and \$24 for states taxes. Typically, we have not had to pay taxes, but the income from the T. Rowe Price account resulted in these taxes.

The cost of the bench, which was budgeted at \$100, was slightly higher at \$138.27. There was also a charge of \$6.00 for gas for the weed eater, and an outstanding bill of \$620 for the engineer for preparation of the dam's Annual Inspection Report which will be applied to the Dam Repair budget.

At conclusion of the report, Glenda Wood made a motion to accept the report as presented, seconded by Brian Steele. The motion was unanimously approved.

### **OLD BUSINESS**

**Repair of the Tractor:** Brian Steele met with Bobby Sisk who does small engine repair in March. Bobby estimated a cost of \$500-\$600 to get the tractor running. There was a long list of items that needed to be replaced/repared, including, but not limited to battery, plugs, fuel line, clamps, carburetor. Bobby's estimate also included this cost of his labor at \$20 per hour.

Prentiss de Jesus mentioned that during Workday, Chip Carpenter, an owner at Orchid Lake who is an automotive repair specialist and automobile collector, offered to repair the tractor. He would take the tractor to his workshop to look it over and determine what needs to be done.

It was also noted that Richard DeVito, a resident offered to repair the tractor if the Board would pay for parts. He estimated the cost of parts alone at \$500-\$600.

After discussion, Hope Goza proposed that Prentiss partner with Chip Carpenter to look at the tractor. Since Chip is an automotive collector, he will be asked if he could provide a value for the tractor without repairing it and a value if it is repaired. The membership in attendance agreed with this idea. Once Chip has evaluated the tractor, the Board will make a final decision on how to proceed.

### **COMMITTEE REPORTS**

**Community Involvement:** Chris DeMaioribus reported that the Community Involvement Committee had met that morning to plan a calendar of events for the summer. The current proposed events include a talk on bee keeping by Corinne de Jesus in July, August – TBD, and September a kick-off for the 60<sup>th</sup> Anniversary celebration with a boat regatta. The Committee is looking into getting 60<sup>th</sup>

anniversary t-shirts to sell. It was noted the idea for the boat regatta was by Christie Langdon.

Currently, there are five individuals interested in CPR classes. Debbie Blanchard will reach out to the trainer to find a date to schedule the class.

**Dam/Environmental Committees:** Prentiss de Jesus informed the membership that we removed the muskrats burrowing in the dam and are in the process of filing our Annual Inspection Report with the Department of Conservation for the dam. He shared that Chris DeMaioribus and her family have been raking the grasses and tarps have been placed in the water to try and kill the grasses as well. However, there are still several issues facing the upkeep of the dam and lake.

Currently, it does not appear that the environmentally safe options are working. JP pointed out that by raking the grasses, they are actually more prone to multiply because of the leaves floating on the surface of the lake. At this point, the Board will need to consider other options for controlling the invasive grasses in the pond.

JP Tirico, who has experience with pond maintenance, spoke at length about using chemicals to eradicate the grasses. He indicated that many of the golf courses and small pond owners use chemicals without any adverse reactions. He stated that he feels comfortable letting his granddaughter swim in the lake if we need to treat it with chemicals. JP offered to help the Board with hiring a contractor; he further offered to look at any plan of action presented and see if the community would be able to handle this project themselves.

Prentiss then spoke, indicating his research shows that chemicals are harmful to individuals and the environment. However, he conceded that David Crosby from Virginia Extension Services, who did a lake analysis for us last year, did not see a problem with using chemicals and provided names of specific chemicals.

At this point, much discussion ensued on the pros and cons of using chemicals to eradicate grasses and also the briars on the back side of the dam. Prentiss and Chris have said they will do further research and present it to the Board since the Board will make the final decision on how to proceed.

During Workday on April 30, spawning areas on the shady side of the lake (off Fox Road) were improved and expanded by adding pea gravel. In addition, on Saturday, May 21, we will be introducing carp into the lake to help with the grasses.

**Emergency Preparedness Committee:** Chris DeMaioribus shared her reasons for working on an emergency preparedness plan for Orchid Lake. She suggested that

the OLE should have a “Stop the Bleed” kit at the pavilion in case of injuries. Cost of the kit is \$30-\$40 and it can be purchased on Amazon. A survey will be distributed to all residents to see what resources they have that could be used by the community in case of emergency or extended power outages like the one this winter.

**Road Committee:** Brian Steele reported that he has been out working on the roads when he sees a problem. He also shared that during Workday, Richard DeVito filled in all the potholes on Deer Drive. If anyone sees a pothole and wants to help, they can get a bucket of gravel and fill in the pothole – it would be much appreciated. Debbie thanked Brian for his dedication and tireless work on our roads.

## **NEW BUSINESS**

**Approval of Interim Board Member:** Chris DeMaioribus was appointed to the Board in April to fill the open position left by the resignation of Kathie Cavendish. On motion by Christie Langdon, seconded by Corinne de Jesus, Chris was approved to serve out the remainder of Kathie’s term.

**Election of Interim Board Member:** Debbie shared that Melanie Oslin had resigned from the Board in April and we needed to fill her vacancy. Glenda Wood volunteered. On motion by Brian Steele, seconded by Christie Langdon, Glenda was approved to serve out the remainder of Melanie’s term.

**Election of Directors in October:** Debbie reminded everyone that we will be electing Directors for the Orchid Lake Board at the October meeting. The directors will serve for a three-year term. All current directors will also be up for re-election if they so choose. She encouraged anyone interest in serving on the Board to email [OrchidLake1@gmail.com](mailto:OrchidLake1@gmail.com) or speak to a current Board member.

**Status on Steve Salmon Property:** Hope Goza provided an update on where we are with the County on cleaning up the property. John Grubbs from the County has been out and looked at the property. However, he is unable to condemn the home without being able to get inside. He did tell us that there is electricity running to the property, and he contacted Rappahannock Electric who told him they could not give out any information on accounts.

When John came out to inspect the property, he brought along a zoning officer who agreed there are several violations. OLE provided the County with the name and address of Steve’s brother since no one knows who is responsible for the

property since Steve's death. The County has tried to get in contact with Billy Salmon by visiting his home without success. They will be trying again next week.

On the Friday before the meeting, Hope spoke with the Clerk of Courts in Louisa to see if any will or testamentary letters had been filed for probate. The Clerk said there had not been but explained that real estate does not pass under probate in Virginia. She suggested we contact Henry Wash, the tax assessor to discuss coming out to reassess the property. Currently, the property is assessed at \$74,000, which the members presented agreed was unrealistic since the house was uninhabitable and only the land had value. Hope will follow up with Mr. Wash in the coming weeks.

### **BUSINESS FROM THE FLOOR**

Prentiss de Jesus shared that in the past the rooms/bathroom behind the pavilion had been maintained by Tom Durette. However, for several years now, this area has not been kept up. He indicated that the Board needs to develop a plan to refurbish the bathroom and this area so that it can be utilized again. JP offered to come down and show how the water can be connected. The Board agreed to take this under consideration.

Glenda Wood stated that she would like to head up a committee to review the current OLE bylaws. Due to soaring gas prices, Glenda wants to be able to have chickens and wants the bylaws amended. Hope indicated this was a discussion for the Board meeting since the Board approves committees and their scope.

There being no further business from the floor, on motion by Corinne de Jesus, seconded by Glenda Wood, the meeting was adjourned at 2:12 p.m.

Respectfully submitted,

Hope Goza, Secretary