

Questions and Answers from

“YouTube” Lake Camelot RTA Dredging and Ravine Repairs Presentation Oct, 13, 2016

When was the last time we dredged?

- Approximately 24 years ago at that time we did not do ravine erosion control.

Why should we dredge?

Listed are reason from the IL EPA

- Improved Navigation (Water depth and easier boating in coves)
- Improve fishing and fish habitat
- Reduce weeds
- Improve navigation
- Restore recreational access for leisure boating, swimming and fishing
- Restore lost storage capacity of lakes
- Remove nutrient rich sediments (excessive phosphorus) reducing nuisance algae blooms.
This occurs through direct removal of nutrient rich sediments and or deepening the lake to stop sun from reaching areas of rooted growth
- Remove toxic ground contamination
- Reduce aquatic plant growth
- Reduce sediment resuspension by winds and waves
- Improve water quality
- Limits future regrowth of aquatic plants
- Increase fish survivability by removing aquatic plants that steal oxygen from fish

Why are we working on ravines?

- Per our research and report from one of our experts, the ravines have allowed debris and silt build up in the lakes and the #1 reason for us having to dredge.

How long will dredging take?

- As we understand it, the actual dredging will last about 2-3 months with good weather. It's all the other planning, engineering, permits, setup and final cleanup that will make the process last 3-5 years.

How long will the ravine repair take?

- Between 3-5 years, depending on rain and working availability in good weather. Both dredging and ravine repair will happen at the same time.

Why are we doing this now?

- The 2014 Hydrographic and Sediment survey done a few years back has highlighted the trouble areas. And after all the research, we need to move forward to protect the lakes and potentially our property values. We witnessed, other lake communities have done this too.
- If left alone the silt and debris will continue to fill the lakes in the trouble areas and our lake access. Consequently, property values may become stagnant or go backwards.

Where are we putting it?

- After researching different areas, it appears we have to utilize Lake Camelot property and will utilize a method called Geo -Tubes. They will hold the water and silt, decant and then the soil can be dealt with.

Will it smell?

- If you ever stuck your hand at the bottom of the lake and brought up some and smelled it,...I did, it smells fishy, like methane gas and not really appealing. But after a bit, the smell dissipates. Our dredge expert says it only lasts a short time then goes away.

Why did we decide on this method?

- The least cost method for our lake availability and process. We relied on expert's advice for his guidance.

Why don't we have the money for this?

- The reality is that previous boards didn't start saving for long range future projects until just about 3-4 years ago.

Will we ever need to dredge again?

- Yes, there will be smaller areas we will have to dredge again. However, with proper planning we will budget for them in the future.

What are we going to do with all we learned?

- When completed, the goal is to develop a comprehensive Lake Management plan for future boards to follow.

What does this all cost?

- $\$1,471,000 / 698 \text{ lot owners} = \$2,107.45 \text{ per each lot owner (Paying a onetime fee)}$
 $\$2107.45 / 5 \text{ years} = \$421.49 \text{ per each lot owner (Paid yearly for 5 years)} = \underline{\underline{\$35.12 \text{ per month}}}$

What does this mean for people with multiple lot ownerships?

- For every lot owner the cost would be ***\$2,107.45 per each lot owner***. If they own more than one you would multiply the number of lots “x” by the \$2107.45.

What happens if I am selling my house....who pays what is still owed on my assessment?

- Unpaid dues and assessments would have to be addressed at the time of closing.

Shouldn't people who live on the lake pay more?

- We have 698 lot owners. Dues and assessment(s) are spread evenly over the 698.

Will the dredging operations dredge all of the sediment from both lakes?

- Following the 2014 Hydrographic and Sediment survey done a few years back has highlighted the trouble areas. These are the areas of concern.

Can we still use the lakes during the dredging operations?

- Certain areas will can be used as long as it doesn't interfere with the dredge. Limiting traffic in the dredging areas will allow the dredge company to be swift, thorough and safe through the process.

Why don't we just buy a dredge and have volunteers do the work?

- The methods and expertise used by dredging companies' today offer swift, thorough and safe through the process. We already tried this once.

When you speak about ravine repairs what is it specifically we are going to do to stop the erosion and sediment from coming into the lakes?

- The Land and Lakes committee have started with #9 in the ravine study as trail repair. They are following the suggestions given to us by Ravine study and learning to improve our specifications.

Why can't we just dump the dredged material into the ravines?

- As stated in the history discussion... ravines are typically sloping and geo-tubes need flatter ground; also, clearing, disturbing and placing soft sediment in ravines is always risky because of potential for storm runoff and re-mobilizing sediment before it is stabilized...AND, ravines may potentially contain wetlands at the lower ends. Existing ravines would be better to trap future runoff with slotted risers, dry dams, check dams, etc.

Will the association develop drawings and specifications and bid the project out to contractors?

- That is the plan if approved. We would hire Peter Berrini (Berrini & Associates) for dredging and waterway consulting. They will help write the specification for a dredging project, assist us in the permitting process and the process to finish. These items would go out for bid.

Will the ravine repairs be done before the dredging process and how long will it take?

- The ravines will be done alongside the dredging process. It will probably take 3-5 years to finish up all the ravines. Then, as part of the Lake Management Plan, they will need to be inspected and maintained.

What happens if during the five-year assessment payback period..... A significant capital improvement is needed for the pool or clubhouse or dam repairs?

- The board will have to deal with that as well.

If the community votes "no" for the project does the board have a backup plan?

- It's the community's decision to vote. A "yes" would start the project with 3-5 year timeline. A "no" would stall it until the dues are high enough to cover the costs. The board is giving the community the decision. With the information shared, the board believes we should move forward that is why it is out for a vote.

Who counts the vote?

- The ballots are going out with the ballot elections for board member(s) term changes in November. A voting committee is set up to handle this task as in years past.

Will Dredging improve property values?

- Listed on the Webpage are 2 studies from other lake communities that show that dredging would improve community property values.

What would be the flow of this dredging and ravine process if approved?

- Have the bid specifications written for the dredging process.
- Apply for the necessary permits
- Start with 5-6 ravine repairs for the next 5 years.
- Bid the project and accept the best bids
- Initiate the engineering and dredging process (weather permitting)
- Close up Dredging process and let the geo-tube decant.
- Scheduled Silt removed by approved companies
- Cleanup sites used
- Finish Lake Management Plan