



Big Bear Municipal Water District

Lake Management

Board of Directors

Steve Ludecke – Division 1
Bob Rehfluss – Division 2
Craig Brewster – Division 3
Mark Lee – Division 4
Tom Bradford – Division 5

Operations Committee Meeting Minutes of July 20, 2023

Present: Director Brewster
Director Rehfluss
Mike Stephenson, GM
Brittany Lamson, Board Secretary

Public: Crisann Conroy, Chase Colber, several other members of cluster cove

Agenda:

1. Dock Placement Issue

- a. Cluster Cover
 - i. Ms. Conroy has requested to have this meeting to discuss being allowed to extend her gangway further than 70'.
 1. The meeting was granted by President Bradford during the 7/6/2023 Board meeting.
 - ii. Mr. Stephenson explained, we looked at the Eagle Point exception structure because they have an exception, but only because their bathymetry is converging vs diverging.
 1. Also unique to this area on the lake compared to cluster cove is there is not the same overcrowding issues.
 - iii. Reviewed aerial photos of Cluster Cove from current to 2015.
 - iv. Reviewed an exception that was given one year to Ms. Conroy's dock and her neighboring dock, but that will not be approved again because it ended up blocking navigation of other docks in the cove.
 - v. In 2020, there were a few docks here that are out of compliance, including Ms. Conroy's.
 - vi. Cluster Cover has diverging bathymetry property lines and these properties do not have property lines where the dock should be placed.
 - vii. There is a problem here, but it's the way the cove is and at times, people do not get to place their docks per resolution and dock license.
- b. Ms. Conroy started her rebuttal by handing out a few documents and pictures to the committee members and Mr. Stephenson.
 - i. She is concerned about the bushes in the weeds and the grasses which are impeding their navigation.
 1. She explained that's why they are "forced" to put their docks in a even smaller area.
 - ii. Says she has a violation for the 70' rule, which is now expired to suspension.
 - iii. Committee advised that she could trim the trees and the bushes to create better access as they do near their homes.



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- iv. There are three docks that are being blocked by your dock that is out of compliance and you need to get your dock in compliance.
- v. Director Rehfuß explained that we needed to use the aerial photo because it's an unbiased viewpoint of the area so we can make an educated decision about this area, not the shoreline perception which could be altered.
- vi. Director Brewster recommends cutting down these bushes to open that area up and as the resident, you should.
- vii. Chase Colber has requested to have another week to pull the dock in. However, he has had 45 days to pull the dock back in to the required length.
 1. He is going to work on it immediately., Mr. Stephenson appreciates that effort and will work with that verbal agreement to move the dock back into compliance.
- viii. There are other options which would allow multiple docks off one gangway which they do not want to do.
- ix. She is saying there is no way they would be able to make this work because of the way the cove is under water.
- x. Ms. Conroy wants the board members to come see the area for themselves.
- c. There is another issue with the weeds over there that needs to be taken care, she is bringing this issue up for a neighbor who could not be here today.
- d. Director Rehfuß explained there are several options that could resolve this issue and would make it work, and we do not want to recommend an exception for this dock and Ms. Conroy needs to get her dock back into compliance.
 - i. You have to get into compliance, and you have to comply, that is how we make things consistent around the lake. We need a solution for the whole cove, not just one house.
 - ii. The options that are already in our ordinance are something that would solve this problem and you need to figure out which one works out for you, but it is not working how it is now.
 - iii. Director Brewster, unfortunately we have low water levels and it's something we need to deal with, sometimes you do not get to use your docks under these conditions.
- e. Committee does not recommend an exception to the 70' rule to be considered by full board and no further action is to be taken.
- f. Committee agrees Ms. Conroy needs to get her dock in compliance immediately or revocation will be the next step for this license per resolution.

2. Operations Issues & Updates:

No items were discussed.