

Big Bear Municipal Water District

Lake Management

Board of Directors

Steve Ludecke – Division 1 Bob Rehfuss – Division 2 Craig Brewster – Division 3 Mark Lee – Division 4

Tom Bradford – Division 5

Administrative Committee Meeting Minutes December 14, 2023

Present: Director Ludecke
Director Brewster

Mike Stephenson, Chief Operations Officer Gage Egerer, Lake Operations Coordinator

Brittany Lamson, Interim General Manager/Board Secretary

Alex Lemieux, District Counsel

Public: Tom Kroll, Perri Melnick, Jeff Melnick, Peter Weeger, Gary Bosemer

1. Metcalf Bay Dock Placement Discussion

- a. Long history within this cove considering the congestion between the lakefront homeowners and easement dock owners.
- b. This discussion started in 1981.
- c. Chincapin Landing is a road which holds no lakefront privilege for a dock, making it not an option to place this one there.
 - i. This has previously been determined by the Board of Directors and is still not an option.
- d. The District has intervened several times with this dock placement area (Metcalf) and every time it was determined that there was plenty of room to accommodate all the docks.
- e. Boat usage is specifically mentioned in the easement from 1938, which is recognized as a useable easement dock, which falls under current resolution of anything recognized prior to 1981.
 - i. No more easement docks are recognized after this date.
- f. There is a formal judgement for this easement and their rights to use the boat dock.
- g. An issue when the easement dock was first placed, it was removed from the property and was being dismantled around the corner.
 - i. At this point the District was put on notice to make sure that the lakefront homeowners understand that the easement owners have a privilege that they can have a dock.
 - ii. Again, the formal judgement gets brought up to prove the easement is valid and has a privilege to have boat dock.
- h. It was then again formalized by the District Counsel that the easement is valid and needs to be allowed to place the easement dock.



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- i. Previous staff sends a letter out which tells the lakefront homeowners to move a little and allow all docks in the cove to be placed which worked together.
- j. In 2000, the group of homeowners came together and made a plan to place docks and it included a couple different scenarios across fluctuating lake levels.
 - i. Formal MOU written by the District Counsel which stated the three dock placements for this area and everyone agreed, except for one owner who did not like the dock.
 - ii. Salzar's hired an attorney and then claimed the District was "taking" something from them and they would no longer agree with the MOU placement agreement that was agreed to prior.
 - iii. One of the options was placing the dock on the point (which would allow a leapfrog) and the homeowner of that property did not like that placement.
 - iv. Salazar wanted the easement to change their dock shape and then they will agree once that dock is built.
- k. The questions regarding the dock size of the U-shaped vs the platform, and now with the two boats, it takes up less room than the original dock configuration.
- I. In 2000, the General Manager sends a letter to the cove and says lets makes this work, there is room for this and the neighbors needs to figure out what is going to workout in the cove.
- m. There are other coves around the lake and the neighbors come to a compromise, we need to let some things go if it works out better for the whole cove.
- n. The agreement that was met in 2000 was written by Weeger, which states we will co-exists and allow everyone to use their docks in varying lake levels.
- o. Reviewed some relevant resolutions which discusses how the docks move when the water line recedes and who would lose their privilege based on imaginary property boundary extensions.
- p. Reviewed photos of historical dock placement and discussed water depth and where that cove is affected by lake level.
- q. Dock needs to be within our resolution, which might be tight, but if it's a better fit for the whole group, the District will allow it.
 - i. This year the easement dock moved several times to appease the cove as a whole, but the placement of other docks did not comply.
- r. Reviewed the imaginary lines to follow the water line moving.
- s. In this cove, a lakefront homeowner would lose their privilege for that season or until the waterline changes.
- t. We could create an alternate location to place docks under low lake level conditions.
- u. There should be a compromise to make this cove work, and we know it works.



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- i. Chincapin Landing is not an option and will never be and has been deemed a non-lakefront property.
- v. Reviewed Weeger compromise letter to give everyone access.
- w. Kroll is perfectly fine with the point location, he just needs access to get to his dock.
- x. The lakefront homeowners will lose a little, but everything can fit.
- y. Jeff Melnick discussed the letter from 2000, claims they do not have access to this whole lot because of a sandbar and they should not have to lose because they feel like their privilege is the "largest".
 - i. This cove is affected by lake level a great deal, and sometimes the placement is going to be squeezed in.
 - ii. Not everyone will be able to use side ties, but that is all in the conditions of the agreement you sign.
- z. If the lake is full, you can work off your steps, if the lake is lower it will have to move.
 - i. Pete says when the lake is 5' below full, he would like to put his dock at the point.
 - ii. Counsel wanted to continue and say it looks like the default path will be the District having some kind of decisions regarding this through an MOU.
- aa. A solution for this area should be when the lake is in such a position, you have gone as far as you can on your property lines and nothing can fit, Pete will move to allow use of hydrolift and then the easement dock will also move to the point and we will use bathymetry of the lake and we want to space everyone equally.
 - i. Jackson might need to move slightly and then everyone will follow.
 - ii. When the lake is full, considered greater than 6' from full or higher, we are going to have the docks in front of their house.
 - iii. When the lake is less than 6' from full or lower, both docks will move to the point, leapfrog will be allowed because of water depth.
 - 1. This solution will be attached to the dock license of the easement and dock 223.
 - 2. These will be special conditions that will need to be agreed to.
 - iv. <u>District will approve the improvement to the path.</u>
- bb. This will be an on-going process but ultimately, the District does have discretion on where these docks will be placed.

2. Admin Issues and Updates

a. No discussion occurred.