

Office Feasibility Committee Minutes---Draft 1

Special Interest SubCommittee Tom Tuttle, Gary Grueneberg

Our subcommittee met at 9 am on Tuesday 28 July 09 at Fr. Richard Park. We were asked to consider two issues concerning Fr. Richard Park:

1/ What should we do with the park?

We agreed that LLPOA should replant trees along the front part of the clearing across the new drive from the existing south to north tree line. We also recommend that the entire site should be allowed to replant itself with natural foliage and eventually trees and let natural erosion occur to detour traffic at the entrance and in the cleared area. No further earth work should be allowed.

2/Revisit building an office there.

There definitely was a considerable difference in viewpoint between the two of us. Tom thought that the office should be built at another location in the park as explained below. I thought that the board would be doing the membership a disservice to resurrect the 'office in the park' concept, especially since the membership was definitely against the concept, and LLPOA is obligated by deed to restrict building on the property and maintain the land as a park.

Tom suggested that we should resurrect the first plan for building an office in the park. Tom explained that the original building concept prior to the clearing was to build an office on the crest of the hill, to the north of the clear cut area. His thoughts were that we could use the original concept and develop the winding entrance road to the north that passes the crest of the hill to service a new office there. The road could be extended down the side of the hill across the new drive approximately diagonally to intersect Waldron Road further south down the road from the cleared area.

These are the pros and cons of building an office at Fr. Richard park as discussed at the meeting:

Pros:

1/ The location is centrally located between the north and south lakes.

2/ Land is owned by LLPOA .

3/ The land has been perked. [Is there any record of the test?]

4/ The site is located close to the lake but not on the lake.

5/ The survey of the land has been paid for.

6/ The drive is paid for and installed. Is a culvert under the drive, and has it been approved by the county?

Cons:

1/ The use of Fr. Richard park for an office has been soundly defeated by our membership by a 2 /1 margin.

2/ LLPOA agreed to restricting the use of Fr. Richard park as a park without any building allowed when the deed was accepted.

3/ All properties within a 3/4 mile radius are zoned residential, highlighted only with private LLOPA parks.

4/ An office on Waldron Road will have an unacceptable traffic impact especially on boat sticker days.

5/ Office buildings should be located in a more visible area to minimize security issues.

Respectfully submitted by Gary Grueneberg

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