

Williams Lake News

Williams Lake Property Owners

May 2024

FROM THE PRESIDENT

RICH FRANKEN

Greetings Everyone!

It's great to be back in Idaho! I am excited to share many new updates and changes since our last meeting.



- The firehouse was insulated
- The firehouse is now heated – no need to winterize the fire truck anymore
- The garage door on firehouse was repaired
- A double paned sliding glass door was installed in the firehouse
- An ice maker was installed in the firehouse to provide ice for our meetings, mixers, bingo, and for a donation you can grab a bag of ice for your own use.
- The yellow fire engine was sold, as agreed upon at last year's meeting
- Beetle Kill pouches were distributed, as agreed upon at last meeting

Please be sure to thank the following for their extra donations/contributions:

- Kathy Ennis – for artistic rock beautification around the Memorial Marker, great improvement.
- Tim Murr for donation of sliding glass door
- Debbie Nadon (Barb and Sandy's sister) who donated the ice maker
- Jeff and Raylene Toulouse, Tom Buker, James Brown and Rick Burch for their assistance on the house fire at Gary VanVorce. Your extra efforts kept the fire contained to the home and did not allow it to go to the trees and surrounding homes.
- Mark Moore – for all your work on the Water Board and installing the snow markers at every homeowner water turn off.



2024 Annual Meeting

The Annual Meeting & Brunch will be on Saturday, July 6th at 9:00 a.m. at the Fire Station. Bring a dish to share. Meeting will start

WILLIAMS LAKE ACTIVITIES

KIM BLUM



We are so fortunate to have Kim Blum to coordinate events this year at the Lake. As always, anyone wanting to help or have some ideas for other events.

Please contact her at her cell 909.435.6756 or email: geterdone16@yahoo.com. It would be helpful to Kim if you can give her your cell number... we will include you in upcoming events via text if you prefer!

Events for this year include (but not limited to) Bingo nights, Happy Hours, neighborhood gatherings at the Firehouse, brunches, Potlucks, cruises, low impact exercise classes, etc.

Williams Lake HOA Officers

Rich Franken, President
 Tom Buker, Vice President
 Gary VanVorce, Vice President
 Corky Robinson, Roads Commissioner
 Anne Franken, Acting Treasurer/Secretary

The following positions are OPEN

- Volunteer Fire Chief
- Secretary

UPDATE FROM THE ROADS COMMISSIONER

CORKY ROBINSON

Greetings as you look forward to a fun time at Williams Lake this year! I hope you are pleased as I am about our road maintenance. Mountainous roads are always a challenge to keep groomed and maintained. Greg Roach trucking and he has met the challenge. Greg will be hitting our roads again June/July. **If you see any road issues/problems/hazards please contact me first my cell is listed below.** *IF, you have personal needs for Greg, please contact him directly to schedule him.. He's a busy guy, so try to give Greg good lead time* Drive safe on our roads and help keep them smooth by using your 4 wheel drive gears. See you soon the roads!

Contact me for our roads please contact me on my cell 661.435.5296.



Thanks Kathy Ennis....looks great!



HAPPY FISHING UPDATE

TOM BUKER, VP

2023 Review from Fish & Game:

- We operated a picket weir in May and trapped over 500 Rainbows ready to spawn in the inlet stream. We caught one female at 23.25 inches!
- We also worked with Tom Buker and company in May to shock spawners, fertilize eggs streamside, and rear those fish in the outlet hatch house. Tom and crew diligently cared for those eggs, and we stocked those fry back into lake creek in June. In June we conducted the 2nd round of routine monitoring of Bridgelip Sucker numbers. Numbers and sizes were down from 2021, but we are likely linking this more to differences in water temperature at time of survey
- In late August, we conducted zooplankton monitoring. This has been done relatively routinely at Williams Lake for about 20 years or so, with some small data gaps. Our values were in line with many other surveys, but these surveys are prone to annual cycles, so we plan on continuing this annually to get a trend. No blog post yet, but graph attached. Blue line is where we want zooplankton numbers (food!) to be at, and we came in slightly below it, but well above

the threshold where we see strong competition for food (orange line).

- In October we conducted the 2nd round of routine monitoring of fall fish numbers with nets. Rainbow Trout and Bull Trout numbers are stable (same as 2021, and similar to previous surveys), average size was stable, and body condition (how fat) was actually 7% higher than Rainbows seen in 2021 (as you all remember, 2021 was a hot and dry summer!).
- This winter, we have been ageing Rainbow Trout collected from our standard netting surveys in 2023, 2021, and 2019. Most fish we aged were 3-5 years old. Survival drops after fish reach 5 years of age, we aged Rainbow Trout out to 8 and 9 years old! Most fish were reaching 10-12 inches by 2-3 years old, and 14-17 inches by 4-5 years old. We aged one 6-year-old at 19 inches.
- I ice fished Williams about 4 times this winter. Catch rates were flashy, but we hooked into Rainbow and Bull Trout each trip, one Rainbow out to 18.25 inches – picture attached.

2024 Plans

- The ice sheet is gone, and fish are already running into Lake Creek to begin their spawning efforts. We plan on continuing the local egg take and fertilization with anyone interested in available
- It is no secret that the Williams Lake fishery has always been hindered by water quality/livable habitat – especially during the hot summer months. We plan on conducting seasonal water quality monitoring in the lake to watch how it changes, and see when we observe mixing of the lake, and lowest oxygen levels (likely summer).
- Zooplankton. Food is king for fish growth, and we plan on continuing the routine monitoring of zooplankton size and numbers this summer. While on average these

metrics look pretty good in Williams Lake, there has been interest in the community on fish stocking in Williams Lake, so food availability is going to really determine how successful/feasible this is.

- Fall fish numbers. This fall, we want to conduct a population survey on Williams Lake to look at fish number, and proportion of species. The last large effort was done with sonar in the year 2000, estimating the number of trout to be roughly 2,000-5,000. These numbers were not specific to species, so this would be split between all fish detected on the sonar (Rainbow, Bull, Shiner? Sucker??). So, we want to get a similar idea, but we will do this in hopes that we know how this shakes out by species.

Tom can be reached at 507.676.3130 or email tombuker@yahoo.com

WILLIAMS LAKE FIREHOUSE

Open Position

PLEASE let us know if you are interested in the Chief position... until that time, we will continue with a "Seasonal Volunteer Fire Department."

FYI... Sunday 2/25/24, Gary Van Vorce's house caught on fire and was a total loss.

Please protect your homes:

- If you do not have them yet, install smoke detectors. And/or If you have smoke detectors, make sure that you changed the batteries so they will work properly if needed.
- It is a good idea to have fire extinguishers in your house.
- Homeowners should check the hoses in the fireboxes by their house to make sure they are serviceable and not leaking. From this experience, we found that the fireboxes are

worth their weight in gold as the first line of defense.

- Make sure you have all the tools necessary to work the hoses in your firebox. These tools should stay in the firebox and if something is missing, please let us know so we can replace them.
- Make a protective barrier around your home not only to protect your house, but your neighbor's houses. Trim low hanging branches and discard all dead limbs and debris.
- Make sure all roads are clear and not blocked by fences, gate or vehicles so emergency equipment can easily travel through.
- And please make sure the HOA has your most recent phone numbers for emergency use.

We have a fire department with extremely limited resources and people. You are the first line of defense to protect you and your neighbors if there is a fire.

NOTE: We have some new information to share with you regarding the Lemhi County Fire District. Please be sure to attend the meeting.

Trash pick-up will continue on Thursdays...and as a reminder, please adhere to the following:

- Household Trash ONLY – no construction materials
- Breakdown ALL boxes – a cutter is available
- Aluminum can recycling is on going

Feel free to call or email me anytime. You can contact me at spider-legs187@gmail.com or call 951.288.0877

FROM THE TREASURER -

ANNE FRANKEN

Williams Lake Home Owner's Association Financials

	Actual	Actual	Actual	Actual	PROJECTED BUDGET
Calendar Year	2020-21	2021-22	2022-23	2023-24	2024-25
Home Owner Dues	\$10,700	\$11,475	\$15,040	\$15,040	\$15,040
Lot Owner Dues	\$3,375	\$6,075	\$6,630	\$6,630	\$6,630
Fire Donation / HOA donation	\$2,300	\$350	\$1,640	\$6,700	
Other Income				\$5,000	
Emergency Fund	\$9,425	<i>Emergency Fund ended 2021</i>			
Total Income	\$25,800	\$17,900	\$23,310	\$33,370	\$21,670
Administrative	\$2,188	\$1,403	\$1,875	\$510	\$570
Fire Department	\$2,775	\$4,728	\$6,070	\$11,546	\$3,500
Roads	\$5,950	\$1,710	\$2,609	\$6,815	\$8,500
Social	\$295	\$1,355	\$1,074	\$1,916	\$1,600
Utilities (Internet, Trash, Electrical, etc.)	\$6,490	\$3,508	\$7,055	\$6,626	\$7,000
Weed Control	\$305			\$1,608	\$500
Total Expense	\$18,002	\$12,704	\$18,683	\$29,022	\$21,670
Net Result	\$7,798	\$5,196	\$4,627	\$4,348	\$0

HOA Fund Balance	\$8,068
Emergency Fund Balance	\$28,945
Current Account Balance - 6/18/24	\$37,013.19

Current Outstanding Dues for 2023	\$15,490
Outstanding Dues 2022 and prior	\$10,780
Total Outstanding as of 6/19/24	\$26,270.00

* a few deceased,moved, no forwarding, still working on these

Note:

- Other income includes sale of Yellow fire truck, as agreed upon at 2023 meeting.
- Fire Dept. expenses, show increase due to the installation of heater, insulation, garage door repairs, painting, etc., as agreed upon at 2023 meeting
- Weed control – includes the \$1,000 plus shipping costs for beetle kill packages, as agreed upon at 2023 meeting.
- We were able to get trash costs down by adding an extra bin and returning to once/week pickup
- Private party land sales create problems, unless they use a title company, for past due HOA fees.
- Net Income of \$4,348 primarily due to the sale of the fire truck and the generous donations we received from homeowners. THANK YOU!



Williams Lake Recreational Water and Sewer District

P.O. Box 82, Salmon, Idaho 83467

Letter to Williams Lake HOA Members -2023-2024 Summary

The Water Board as we are known has had a very busy year. First let me update you on our membership.

Board Members:

R. Llee Chapman, Chairman

Gary Mulkey, Treasurer

Craig Ammar

Tim Muir

Layne Scholkowsky

Support Team:

Anne Franken, Secretary

Mark Moore, Operations

Cory Rice, Wastewater and Water Licenses

Jared Bragg, Engineer

We began this fiscal year being awarded two grants from the State Department of Environmental Quality. These grants totaled \$50,000 and were intended to pay for one half of the expenditures to develop and finish facilities plans for both the Water system and the Wastewater system. These facilities plans were completed by Jared Bragg and have been registered with State of Idaho. The project began with a total re-engineering and drawing up of our entire systems. This was a very large effort and required not only a lot of time, but all of our resources. Thank you to all of the members who have been around for awhile who assisted. For your water system, the first shortfall to be covered is to install an emergency back-up power system so that the water system can be run during power outages. This is discussed below. Other items will include an automatic disinfectant system, emergency pumping capacity, Right-of-Way and Easement updates and water storage. For the wastewater system, funding will be the number one Issue as this system is not part of the local taxing district. It is currently funded by a \$300 assessment on all of the users which currently amounts to 23, so we have a budget of approximately \$7,000 per year.

We completed Phase I of the telemetry system that will allow us to track the water usage at the lake. We will initiate Phase II this summer which will take this system into all three water vaults and allow us to operate them remotely.

The Water and Sewer System By-Laws have been updated and posted on the website. This document is intended to be living document, so please review and comment and we will continue to keep it updated.

The spare parts inventory has been updated with the addition of several pumps and motors that will allow for repairs without long down times for the water system. Electric heaters have been added to all water vaults.

We passed an amended budget that totaled \$142,000 for the fiscal year. This budget included \$52,000 for the installation of back-up emergency power for the water system. This project was completed this spring and is up and running. The operating budget totaled \$92,000 which is in line with previous years.

Last year, we added two new water hookups on top of the hill for Toulouse's and Scholkowfsky. We have Casner's hookup coming this summer.

We purchased beetle kill packets for the area around the lake as well as completed a large amount of weed spraying. This year we will install fencing around our generators and conduct training for the telemetry systems as well as the back-up power.

We are also discussing getting a backup for Mark Moore to be available to assist homeowners if Mark is not around. As we add more capability to the system, this will become more important.

Last summer we worked on a portion of the sewer system that did not seem to function properly on the north side of the lake. This problem persisted into winter, we are currently trying several things to see if we can figure out what the problem and whether this situation may exist elsewhere on the lake. Once complete we will communicate with all homeowners.

We had a house fire at the lake in February of this year. Your water system was used to help prevent the fire from spreading. Our local guys did a great job in preventing further damage; however the house was totally destroyed by the fire. We would like to thank those who participated in this effort. It should be noted that Williams Lake is not part of the local Fire Fighting system and we are looking into what we need to do to rectify this situation.

In summary, we have had a very busy year. I would like to thank all of the board members and support staff for all you do. Please feel free to contact any of us if you have questions or comments.

Thank you, See you at the Lake

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