

DEVILS LAKE WATER IMPROVEMENT DISTRICT

Taft Hall
1206 SE 48th St.
Lincoln City, Oregon
and via zoom

August 13, 2026

MINUTES

DLWID Regular Monthly Board Meeting

1. **Called to order at 6:09 pm** by Vice-President Dayton Mays

2. **Roll Call:**

Board members present: Dayton Mays, Bob Stolberg, Susan Elworth (in person), Tina French (via zoom)

Board members absent: Keith Fowler

Staff present: Boone Marker, Lake Manager

3. **Approval of August Consent Agenda**

Discussion: none

MOTION: Moved by Bob Stolberg, seconded Susan Elworth, to approve the July Consent Agenda as presented.

Voting: Dayton Mays – yes; Tina French – yes; Bob Stolberg – yes; Susan Elworth – yes; Keith Fowler – absent

Motion passed 4 – 0

4. **Approval of July 9, 2026 Board Meeting Minutes and July 31, 2026 Emergency Board Meeting Minutes**

MOTION: Moved by Bob Stolberg, seconded by Dayton Mays, to approve minutes of the July 9, 2026 board meeting and July 31, 2026 emergency board meeting, as presented,

Voting: Dayton Mays – yes; Tina French – yes; Bob Stolberg – yes; Susan Elworth – yes; Keith Fowler – absent

Motion passed 4 – 0

5. **Approval of Monthly Financial Reports – June and July 2026**

Discussion: Bob reported that 58% of the budgeted revenue was spent last year. He noted that phone expenses in the June report include website costs. Boone's phone expense should be under employee expense. Cameron is sending copies of statements to Boone for allocation. Discussion took place about getting Cameron to allocate expenses correctly.

Further discussion of new fiscal year budget, to be sure figures are realistic. Bob noted that the July report looks good except for ongoing issues.

MOTION: Moved by Bob Stolberg, seconded by Dayton Mays, to approved the June and July 2026 financial reports.

Voting: Dayton Mays – yes; Tina French – yes; Bob Stolberg – yes; Susan Elworth – yes; Keith Fowler – absent

Motion passed 4 – 0

6. Public Comment on Agenda Items

7. Blue Heron Landing

a. Balloon Payment for Blue Heron Landing

Discussion: Balloon payment due 11/1/26, discussion about talking to Noel Walker to extend date until 2027, February 1st or later.

MOTION: Moved by Susan Elworth, seconded by Bob Stolberg, to direct Boone to work with Noel Walker for extension of balloon payment due date.

Voting: Dayton Mays – yes; Tina French – yes; Bob Stolberg – yes; Susan Elworth – yes; Keith Fowler – absent

Motion passed 4 - 0

b. Addendum F – Purchase of Blue Heron Landing

Discussion: Extending new closing date, but changing Ernest Money to non-refundable.

MOTION: Moved by Susan Elworth, seconded by Dayton Mays, to accept counter and making Ernest Money non-refundable.

Voting: Dayton Mays – yes; Tina French – yes; Bob Stolberg – yes; Susan Elworth – yes; Keith Fowler – absent

Motion passed 4 – 0

8. Devils Lake Dredging Project

a. Permits

Discussion: Permits have been issued and work should begin within 30 days.

b. Contract

Discussion: Bob asked for costs from K&E whether city project goes forward or not. Discussion of whether work should go ahead if City doesn't do their work and what the difference in price is. Boone said he should know more tomorrow. Board members agreed he shouldn't offer District budgeted amount yet. It was pointed out that the contract was included with the bid. Susan suggested reminding them of the contract terms, but they can be changed. Bob asked for start date within one week. Work needs to be done by mid-September.

Possibility of emergency to extend date was discussed.

9. August 2026 - Staff Report

District Projects & Operations

Devils Lake Aquatic Vegetation Management & Water Quality

- DEQ water testing from the beginning of August showed detection of cyanobacteria. OHA issued a precautionary advisory due to the level of cyanobacteria – still safe for human recreation but could be harmful to animals. Signs were posted at the public accesses around the lake, website updated with headline notices, and social media posts.
- Bend Genetics results should arrive on 8/14 or 8/17 with the 8/10 sample. Continue to send biweekly samples.
- Despite having a precautionary advisory, the lake still seems relatively clear, no reported or seen blooms of turquoise coloring.

Discussion: Discussion of lake clarity. Two aerators have been installed at Indian Shores.

Blue Heron Landing/Marina

- BHL Sale – Update
 - Buyer provided August update on 8/1/26.
 - Continued discussions with potential partners for the project.
 - Continued review of costs and budget, as well as current market conditions.
 - Came to conclusion of necessary purchase price change and closing extension to move forward with the project.
 - “We are working hard to determine the best path forward to create a financially feasible project. The requested changes to the purchase agreement would allow us to complete the due diligence process and move forward with closing on the purchase of the property.

Discussion: Boone reported on state of sale.

Devils Lake Flood Protection & Dredging Project

- JPA permit application progress:
 - We have received approval from Department of State Lands. ✓
 - USACE has approved our renewal of our no-test determination. ✓
 - DEQ 401 permit application has been issued. ✓
 - USACE Nationwide permit application has been issued ✓
 - Conditional Use Permit has been issued. ✓
 - Waiting on Short Term Access Agreement and Sand & Gravel permits from DSL.
 - In-water work period for coastal lakes, July 1-Sept. 15.
 - City sewer project is on track to begin in August.

Operations

- Annual Review is being wrapped up by Signe Grimstad for FY 2022-2023. According to her, since the district had expenses exceeding \$500K, it triggers an audit. She is sending an updated engagement letter. I've expressed needing to get all of our FY reviews up to date by the end of this year. I'm meeting with her on 8/19 to discuss steps moving forward and the audit process.
- Meeting date change request – September & October meetings

Discussion: Working with Signe Grimstad on required audit. It was agreed to hold September's board meeting on the 14th instead of the 10th, and October's meeting on the 12th instead of the 8th.

Public Comment: A member of the public asked for reports of testing on website. Discussion took place about reports on website and number of tests (3) due to \$500/test.

Next Meeting: Thursday, September 13, 2026

Meeting adjourned at 6:32 pm

Submitted by Susan Wahlke