DEVILS LAKE WATER IMPROVEMENT DISTRICT

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

October 12, 2026

MINUTES

DLWID Regular Monthly Board Meeting

1. **Called to order at 6:07 pm** by President Tina French (due to technical difficulties).

2. **Roll Call:**
   Board members present: Susan Elworth and Tina French (in person), Dayton Mays (online)

   Board members absent: Keith Fowler, Bob Stolberg

   Staff present: Boone Marker, Lake Manager

3. **Approval of October Consent Agenda**

Discussion: October agenda was agreed to by consensus.

4. **Approval of September 14, 2026 Board Meeting Minutes**

Discussion: No changes were proposed.

MOTION: Moved by Susan Elworth, seconded by Dayton Mays, to approve minutes of the September 14, 2026 board meeting, as presented.
Voting: Dayton Mays – yes; Tina French – yes; Susan Elworth – yes; Keith Fowler – absent; Bob Stolberg – absent
Motion passed 3 – 0

5. **Approval of Monthly Financial Reports – September 2026**

Discussion: It was noted that Bob was absent from the meeting. Boone updated the board about his meeting with Cameron, comparing budget vs. actuals. Boone said that a few were fixed and put into the correct categories, and said he is more confident now. Tina asked about rent ($500/month), and whether it should be under materials and services. It was agreed that there are still a few things that need to be changed. Susan wants to be sure all budgeted items are included on the report.

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MOTION: Moved by Tina French, seconded by Susan Elworth, to get report fixed and brought back to next month's meeting.
Voting: Dayton Mays – yes; Tina French – yes; Susan Elworth – yes; Keith Fowler – absent; Bob Stolberg – absent
Motion passed 3 – 0

6. Public Comment on Agenda Items
none

7. Blue Heron Landing
a. Contract and Balloon Payment

Discussion: Boone said he reached out to Santiam Escrow since he was having trouble finding the closing documents. It was mentioned that maybe Western Title had those documents, or possibly Noel's attorneys drafted the contract. Boone was urged to be sure to get the signed contract from the title company. Permission was given to Boone to sign the extension of time for the balloon payment and the need for a satisfaction from Noel that DLWID's note has been paid off. DLWID should not have to pay for that document. Jeff Mullen is buyer. Susan asked about use of dock, and also asked about easement if docks are there, to run with the land. It was mentioned that a license may be possible.

8. Devils Lake Dredging Project

Discussion: Whether or not city's project goes forward DLWID's project will take place next year. Tina talked about the history of flooding in the area. Tina asked about the need for the adjoining property owner's signature, but Boone said it is not needed. Discussion took place about foreclosure sales and the condition of adjoining properties. It was agreed that there would be no effect on DLWID's dredging project.

9. Lake Weed Survey

Discussion: Boone reported that Bill spent time on the lake, looking at the bottom of the lake. A full report has not yet been received, but should be received by the November meeting. Discussions took place about the feasibility of getting more carp, the number of carp in lake at this time, weed control and history of dredging at D River. Discussion also took place about healthy aquatic plants and aeration.

10. Staff Report

District Projects & Operations

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Devils Lake Aquatic Vegetation Management & Water Quality

- Satellite imagery still shows small bloom; last test results were non-detect of HABs.
- Bill Hagmaier completed the annual survey. States Elodia he encountered was from Thompson Creek to D-River, mainly on the east side of the lake – currently minor, but still evident. Suggests an addition of 500-1000 new carp next spring. Substantial growth of pond lilies in various locations around the lake. We should consider mitigation effort for some of the extensive growth. Will have full report soon.

Discussion: OHA's precautionary advisory has not been removed because their satellite still shows evidence of cyanobacteria.

Blue Heron Landing/Marina

- BHL Sale – Update
  - Buyer provided August update on 9/4/26
- Finalized terms for a Note & Trust Deed outlining financing terms with Noel Walker. The agreement will become effective at closing.
- Completed due diligence process.
- Finalizing details for closing on Dec. 1, 2026.
- Continued preparing for the project's next steps after closing.
  - Need dumpster to start removing trash.

Discussion: Boone asked for NLSS to deliver a drop box to Blue Heron Landing. Tina asked that any documents needed for closing, if available, be brought to the November board meeting. Tina asked about internet and cameras at the site, and Boone said he will close utility accounts after closing. Discussion took place about some documents that may be able to be destroyed. Susan suggested Secretary of State's office as resource for destruction rules. Boone said there are six to eight filing cabinets in the building with documents.

Devils Lake Flood Protection & Dredging Project

- Dredging project pushed to 2027
- DSL will require an extension with an application fee.
- Dredging has become a point of interest for a city council candidate.

Discussion: In January or February Boone will file for DSL permit extension.

Operations

- Budget Amendment – January

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- Annual Audit
- PO BOX & Storage
- Jet boat races October 10-11
- King Tides: Nov. 23-27, Dec 22-26, January 20-24
- Work Session – Policies, Procedures, Financial Policy Updates
- Board Position Openings – will post Tuesday – next board meeting appointment for applications
- Boone vacation – November 15-20

Discussion: Discussion took place about the need for a work session regarding policies, procedures, financial policy updates. Boone said these things were last updated in the early 2000's. Tina asked Boone to contact SDAO to ask for needed changes. Boone will schedule work session by email. Tina suggested sending a survey. Tina suggested policy and procedure manual would be a good winter project for Boone and also a procedure for financials.

11. Board Comments

Susan said that she is moving back to the valley, her house is on the market. She will stay on the board as long as she owns property here (within reason).

12. Public Comment

Jay Roleff asked about the jet boat races. Tina said notifications were posted at lake accesses. It was agreed that notification was late this year.

Meeting adjourned at 6:57 pm

Next Meeting: Thursday, November 12, 2026 at 6 pm

Submitted by Susan Wahlke

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