

## **TCDDCD Board meeting minutes**

**1<sup>st</sup> quarter 2026 February 5, at WACF Education Center 3:30pm**

Call to order: Bill Pipp called the meeting to order at 3:31pm

Roll Call: Secretary Jim Silcox took attendance and confirmed Bill Pipp, Jim Silcox' Judy Roberts (via zoom) presence establishing a quorum.

Absent: Todd Mikel

Approval of Agenda:

Jim Silcox made a motion to approve the minutes from the 4<sup>th</sup> quarter board meeting. The motion was seconded by Judy Roberts and unanimously approved.

### **Consultant reports:**

#### **Legal:**

David Hollenbeck mentioned the Work of improvement documents. First part covered the dike repair and was approved by the DNR.

Part two is the repairs of the flood control structure. The board of directors needs to authorize the submittal of this document to the DNR for review. Jim Silcox made a motion to approve the NRC/DNR Implementation improvement document of phase two of work.

The motion was seconded by Judy Roberts and unanimously approved to submit the document to the NRC/DNR

Bill Pipp mentioned that we will work on the new board member appointment for Caolyn Andersons district for consideration by Board in 2026, 2<sup>nd</sup> Quarter Directors meeting.

David Hollenbeck advised that a motion was required to move forward with the live flood control structure streaming service. Jim Silcox reviewed cost details based on research regarding most efficient ways to share the water conditions at the dam with constituents and allow the Town to monitor activity around the Dam to prevent vandalism, and any unsafe activity. The Spring rains and summer droughts will be a lot easier to explain to constituents when they can see actual water release in Spring and gates closed during droughts.

<b>Cost Overview of Video Surveillance System</b>	<b>System cost detail</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Bullet Cameras (2)</b>	<b>\$ 280.00</b>	<b>\$ 560.00</b>		
	<b>\$ 280.00</b>			
<b>Streaming service monthly</b>	<b>\$ 20.00</b>	<b>\$ 240.00</b>	<b>\$ 240.00</b>	<b>\$ 240.00</b>
<b>Brightspeed Internet monthly</b>	<b>\$ 130.00</b>	<b>\$ 1,560.00</b>	<b>\$ 1,560.00</b>	<b>\$ 1,560.00</b>
<b>Camaeras</b>	<b>\$ 560.00</b>			
<b>Annual Stream/Internet Cost</b>	<b>\$ 1,800.00</b>	<b>\$ 2,360.00</b>	<b>\$ 1,800.00</b>	<b>\$ 1,800.00</b>

A motion was made by Judy Roberts, 2<sup>nd</sup> by Jim Silcox and unanimously approved to move forward with the live streaming website project.

**Financials:** Bakertilly was not in attendance, so Bill Pipp summarized the district financials thru the end of December

The financials will be posted at TCDDCD website

1. YTD Fund Balance \$487,344
2. YTD Operating Receipts \$518,482
3. YTD Operating Disbursements \$238,468

Motion made by Jim Silcox 2<sup>nd</sup> Judy Roberts to approve financials as submitted.

Bill Pipp reviewed for the board Baker Tilly investment strategy for cumulative funds that would maximize value for constituents of the TCDDCD.

Motion made by Jim Silcox, 2<sup>nd</sup> Judy Roberts and unanimously approved to accept Baker Tilly’s recommendation to invest \$300,000 into an interest bearing vehicle with a financial institution. \$60,000 can be invested in short term 3 Month and the rest in a long term 12-month CD or equivalent. The board will review Baker Tillys recommendations at the 2<sup>nd</sup> quarter board meeting and initiate the investments.

**Engineering:** Bill Pipp advised that Advance Diving still needs to complete epoxy coating on a small portion (3%) of the spillway that was still under water in the fall. The annual

inspection is in August. If the water level is low enough, they can complete the application in August or as soon as the water level drops enough to allow application.

**Old business:** Jim Silcox reported that all lake monitoring devices are functioning and collecting data. Conditions are all posted on the website.

<https://turkeycreekddcd.org/about-history/>

He also mentioned that ECO Systems, Herb Manifold had created a new website that showed all details of the conditions including historical data. Jim Silcox will review the website and arrange to have the link shared at TCDDCD website.

### **New Business.**

Insurance:

Bill Pipp reviewed the summary from our insurance broker. We have secured coverage at a reasonable price after an exhaustive bid process. Broker notes are below:

**From:** Herdrich, Michael (MMA) <Michael.Herdrich@MarshMMA.com>

**Sent:** Monday, February 2, 2026 1:07 PM

**To:** Bill Pipp <Bill@tanningsuppliesunlimited.com>

**Cc:** Smithhisler, Carolyn (MMA) <Carolyn.Smithhisler@MarshMMA.com>

**Subject:** 2026 Marketing Plan for Turkey Creek Dam and Dike Conservancy District

Hello Bill,

I received your voicemail and wanted to provide you with a clear and comprehensive update that you can share with the board of directors via email. Instead of focusing solely on last year's remarketing efforts, I have summarized our insurance efforts and recommendations for the TCD&DCD over the past two years.

#### **Year One:**

We began working with the TCD&DCD about 45 days before the previous policy was non-renewed. During this time, we submitted approximately 15 applications and secured only one viable option—Prime. The incumbent broker was also searching for coverage but was unable to find any carrier willing to insure the dam and dike. Securing Prime was a significant achievement for the first year, although pricing was a concern as the overall premium increased by about 40%.

#### **Year Two:**

About 90 days before the policy renewal, we proactively reached out to multiple carriers to gauge their interest. We made 39 formal submissions on behalf of the conservancy (summary attached). Most carriers declined, as they classified the water control system as a dam and were unwilling to insure that type of risk. Despite this, we identified one alternative carrier; however, they could only offer a \$4 million policy limit, whereas we required \$5 million. Additionally, their coverage was more generic and came at a higher cost than Prime. Consequently, we renewed the Prime policy with a relatively flat premium change.

We also marketed the Public Officials liability coverage last year. Similar the GL coverage, we only found one carrier that would write this policy for us.

**Recommendation for This Year:**

Both our wholesale broker and I recommend continuing with Prime. Their coverage is specifically tailored to your risk type, and they have demonstrated themselves as a reliable insurance partner. Prime has a long history of writing dam insurance and has assured us they intend to remain active in this market. We would also recommend keeping the Public Officials coverage with their current carrier, Indian Harbor Insurance Company.

We sincerely appreciate the conservancy's business and look forward to continuing our partnership. Please inform us of any significant exposure changes planned for the TCD&DCD. Our renewal plan includes engaging with Prime 90 days in advance to confirm there are no unexpected changes or premium increases. We anticipate Prime will continue to provide consistent and dependable coverage.

Thank you for your trust and collaboration.

**Best,**

**Michael Herdrich**

**Insurance & Risk Management**

**CA Insurance License #OH18131**

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Bill Pipp will send the digital version of the Conservancy's submission to the NRC/DNR of the Phase II Work Improvement Document for posting on the TCDDCD website. The Project concludes all work projects identified in the Conservancy Districts mission statement and will allow the Conservancy District to now focus on lake level management improvement projects, regular maintenance of the Flood Control Device (Dam) & the Dike, and annual inspections to insure the Flood Control Device (Dam) & Dike meet all standards of the Natrual Resources Commission & Department of Natural Resources requirements.

Next meeting: the 2<sup>nd</sup> Quarter meeting will take place Friday April 24th 3:00 at the **WACF Education Center at 3:30pm.**

Judy Roberts made motion to adjourn, Jim Silcox 2<sup>nd</sup>, approved unanimously.