



Big Bear Municipal Water District

Lake Management

Board of Directors

Steve Ludecke – Division 1
Bob Rehfuss – Division 2
Craig Brewster – Division 3
Mark Lee – Division 4
Tom Bradford – Division 5

Administrative Committee Meeting Minutes December 14, 2023

Present: Director Ludecke
Director Brewster
Mike Stephenson, Chief Operations Officer
Gage Egerer, Lake Operations Coordinator
Brittany Lamson, Interim General Manager/Board Secretary
Alex Lemieux, District Counsel

Public: Tom Kroll, Perri Melnick, Jeff Melnick, Peter Weeger, Gary Bosemer

1. Metcalf Bay Dock Placement Discussion

- a. Long history within this cove considering the congestion between the lakefront homeowners and easement dock owners.
- b. This discussion started in 1981.
- c. Chincapin Landing is a road which holds no lakefront privilege for a dock, making it not an option to place this one there.
 - i. This has previously been determined by the Board of Directors and is still not an option.
- d. The District has intervened several times with this dock placement area (Metcalf) and every time it was determined that there was plenty of room to accommodate all the docks.
- e. Boat usage is specifically mentioned in the easement from 1938, which is recognized as a useable easement dock, which falls under current resolution of anything recognized prior to 1981.
 - i. No more easement docks are recognized after this date.
- f. There is a formal judgement for this easement and their rights to use the boat dock.
- g. An issue when the easement dock was first placed, it was removed from the property and was being dismantled around the corner.
 - i. At this point the District was put on notice to make sure that the lakefront homeowners understand that the easement owners have a privilege that they can have a dock.
 - ii. Again, the formal judgement gets brought up to prove the easement is valid and has a privilege to have boat dock.
- h. It was then again formalized by the District Counsel that the easement is valid and needs to be allowed to place the easement dock.



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- i. Previous staff sends a letter out which tells the lakefront homeowners to move a little and allow all docks in the cove to be placed which worked together.
- j. In 2000, the group of homeowners came together and made a plan to place docks and it included a couple different scenarios across fluctuating lake levels.
 - i. Formal MOU written by the District Counsel which stated the three dock placements for this area and everyone agreed, except for one owner who did not like the dock.
 - ii. Salzar's hired an attorney and then claimed the District was "taking" something from them and they would no longer agree with the MOU placement agreement that was agreed to prior.
 - iii. One of the options was placing the dock on the point (which would allow a leapfrog) and the homeowner of that property did not like that placement.
 - iv. Salazar wanted the easement to change their dock shape and then they will agree once that dock is built.
- k. The questions regarding the dock size of the U-shaped vs the platform, and now with the two boats, it takes up less room than the original dock configuration.
- l. In 2000, the General Manager sends a letter to the cove and says lets makes this work, there is room for this and the neighbors needs to figure out what is going to workout in the cove.
- m. There are other coves around the lake and the neighbors come to a compromise, we need to let some things go if it works out better for the whole cove.
- n. The agreement that was met in 2000 was written by Weeger, which states we will co-exists and allow everyone to use their docks in varying lake levels.
- o. Reviewed some relevant resolutions which discusses how the docks move when the water line recedes and who would lose their privilege based on imaginary property boundary extensions.
- p. Reviewed photos of historical dock placement and discussed water depth and where that cove is affected by lake level.
- q. Dock needs to be within our resolution, which might be tight, but if it's a better fit for the whole group, the District will allow it.
 - i. This year the easement dock moved several times to appease the cove as a whole, but the placement of other docks did not comply.
- r. Reviewed the imaginary lines to follow the water line moving.
- s. In this cove, a lakefront homeowner would lose their privilege for that season or until the waterline changes.
- t. We could create an alternate location to place docks under low lake level conditions.
- u. There should be a compromise to make this cove work, and we know it works.

