

# OVERVIEW OF THE ILA DREDGING PROJECT 2025



PREPARED BY:  
SCOTT ROSE - PRESIDENT  
ANGEL PILARSKI – VICE PRESIDENT

FACTS HEREIN VERIFIED BY INTRIM DREDGING COMMITTEE:  
PIERCE JOHNSTON  
RICK HUFFMAN  
STEVE DILLON  
CONFERENCE CALL WITH ENVIRODREDGE 02/24/2025

**NOTE: IN THIS CORRESPONDANCE YOU WILL SEE THE ACRONYM (HOA) BECAUSE THAT IS HOW THE ILA IS CLASSIFIED BY THE CITY OF IRVING AND STATE LAWS**

# PROJECT DESCRIPTION

- A barge-mounted 6-inch hydraulic suction dredge will be utilized to extract and pump approximately 4,000 cubic yards of leaves, silt, and organic muck from Vilbig Lake. This operation aims to restore water depth in areas that currently impede boat access.
- The hydraulic dredge operates from the water, ensuring minimal disturbance to riparian zones. Due to limited space within the community for dewatering equipment, the sediment will be pumped to a parallel island for land restoration and vegetation establishment.
- A containment/check dam area will be constructed for dewatering, employing Best Management Practices (BMPs) to prevent erosion. Decant water will be filtered through straw bales, wattles, and geotextile fabric. Once vegetation is established, the containment and barriers will be removed.

# SITE PLAN





# SITE PLAN



# SITE PLAN





# LATEST PROPOSAL ESTIMATE FROM



ISSUED FEBRUARY 3, 2025 – NEW BOARD ELECTED FEBRUARY 11, 2025



ESTIMATE

ENVIRODREDGE  
PO Box 35  
New Summerfield, Texas 75780  
United States  
  
Mobile: 903-541-6766  
www.envirodredge.com

BILL TO  
**Vilbig Lakes**  
Pierce Johnston  
  
ila.2nd.vice.president@gmail.com

Estimate Number: Lake Vilbig


Estimate Date: February 3, 2025

Valid Until: May 31, 2025

Estimate Total (USD): \$229,625.00

Product/Service	Quantity	Price	Amount
<b>Sediment Removal</b> A portable hydraulic suction dredge with cutterhead will be used to pump silt and sediment materials through a temporary/portable pipeline to an area adjacent for open discharge dewatering.  Approximate Area of Boat Ramp: 30'x100'x2' Estimated Sediment Volume (in situ): 222 cubic yards  Approximate Area of Short Channel: 30'x150' Estimated Sediment Volume (in situ): 333 cubic yards  Approximate Area of Long Channel by Rusdell Dr: 24,000 square feet Estimated Sediment Volume (in situ): 3555 cubic yards  Approximate Area South End of Canal: 7,500 sf Estimated Sediment Volume (in situ): 1,100 cubic yards  Notes: - Sediment volume provided by desired depth removed. - Areas of rock, gravel and heavily compacted sand may affect the estimated total volume of removable sediment. - Volume calculation is an "in-situ" measurement (as the sediment materials sit wet in the lake before dewatering) and does not correlate to dried material. - Cubic yards removed does not guarantee or imply specific water depth.	5210	\$33.00	\$171,930.00

Page 1 of 2 for Estimate #Lake Vilbig



ESTIMATE

ENVIRODREDGE  
PO Box 35  
New Summerfield, Texas 75780  
United States  
  
Mobile: 903-541-6766  
www.envirodredge.com

Product/Service	Quantity	Price	Amount
<b>Dewatering</b> Decant water containment and return water management	5210	\$4.50	\$23,445.00
<b>Materials</b> Containment and erosion control	1	\$16,250.00	\$16,250.00
<b>Site Prep</b> install silt fence/hay bales	1	\$7,500.00	\$7,500.00
<b>Dredge Launch / Removal</b>	2	\$0.00	\$0.00
**Included if able to launch from boat ramp without crane.			
<b>Equipment Mobilization and Demobilization</b> Mobilize and demobilize equipment and crew	2	\$2,500.00	\$5,000.00
<b>Water Jetting</b> High pressure water jetting equipment will be used to move rock and gravel at entrance to lagoon to deeper water.	1	\$5,500.00	\$5,500.00
<b>Total:</b>			\$229,625.00
<b>Estimate Total (USD):</b>			\$229,625.00

Notes / Terms  
This estimate is for the work scope and materials as defined above. Any other site activity, additions or inclusions will be at an additional cost to the customer. Thank you. We appreciate your business.  
  
EXCLUSIONS:  
\* Haul off/disposal or handling of dewatered materials  
\* Restoration, sodding, or irrigation of dewatering areas  
\* "Unknown" underwater structures, lines, cables, etc.  
\* Permitting  
\* Maintenance of or Removal of erosion control materials after vegetation has reestablished

Thank you for your business.  
Page 2 of 2 for Estimate #Lake Vilbig

\$229,625.00

The actual difference in cost that was reported to membership is \$56,750 + engineering firm costs

# PERMITS REQUIRED



**City of Irving**  
Inspections Department  
825 W Irving Blvd.  
Irving, TX 75060  
(972) 721-2371  
[irving-permits@cityofirving.org](mailto:irving-permits@cityofirving.org)

INITIAL PERMIT REQUEST NUMBER PERMIT NUMBER 2024-11-9202

## Plan Correction List

Engineering Review Comments - **Denied**

The following comments have been provided by Garry Fennell. Should you have any questions or require additional information regarding any of these comments, please contact Garry Fennell by telephone at 972-721-2611 or by email at [gfennell@cityofirving.org](mailto:gfennell@cityofirving.org).

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ILA PRESIDENT SPOKE WITH GARY FANNELL 2/24/2025

CITY OF IRVING GRADING PERMIT: **NOT AQUIRED AS OF 2/24/2025**

- **RESPONSE FROM CITY: 11/15/2024 (JASON RUSSELL (972) 721-2371, or e-mail [jrussell@cityofirving.org](mailto:jrussell@cityofirving.org).)**

FLOODPLAIN DEVELOPMENT PERMIT: **NOT AQUIRED AS OF 2/24/2025**

- **RESPONSE FROM CITY: 11/15/2024 (JASON RUSSELL (972) 721-2371, or e-mail [jrussell@cityofirving.org](mailto:jrussell@cityofirving.org).)**

CORRIDOR DEVELOPMENT CERTIFICATE (CDC): **NOT AQUIRED AS OF 2/24/2025**

- **RESPONSE FROM CITY: 11/15/2024 (JASON RUSSELL (972) 721-2371, or e-mail [jrussell@cityofirving.org](mailto:jrussell@cityofirving.org).)**

MISCELLANEOUS PERMIT APPLICATION: **NOT AQUIRED AS OF 2/24/2025**

- **SUBMITTED BY 'TAMMY' @ ENVIRODREDGE 10/25/2024 & 02/20/2025 ([tammy@envirodredge.com](mailto:tammy@envirodredge.com))**

NOTIFIED BY THE CITY OF IRVING BY PHONE 02/20/2025 (972-721-2371) THAT THE PERMITS WERE WITHDRAWN BY THE CITY DUE TO INACTIVITY. INSTRUCTED TO CONTACT GARY FANNELL.

## ILA Dredging Project Meeting and Documentation Request



Inbox × Dredging ×



**ILA President** <ila.president.2@gmail.com>

Feb 20, 2025, 12:57 PM (7 days ago)



to steve@envirodredge.com, tammy, matt, ILA, pierce.johnstonxp ▾

**Hi Steve,**

Thank you for the call today. I would like to schedule a meeting at 4:00 PM on Monday, the 24th, to discuss the current status of the dredging project.

**Hi Tammy,**

I spoke with the City of Irving today, and they mentioned that the first permit was denied and the second one was withdrawn. Could you please provide any information regarding the current state of the permitting process to the best of your knowledge? Additionally, what assistance can Envirodredge offer to help with the City's permitting process?

**Hi Matthew,**

Please feel free to add any information you deem relevant.

**Hi Everyone,**

Could you please provide any documentation or correspondence related to any action items, such as bids and areas of proposed dredging, and equipment to be used?

Ideally, we would like to receive all of this information by the close of business tomorrow to allow sufficient time for review before the meeting on Monday.

Thank you all,

Scott Rose



CURRENT COORESPONDANCE AS OF FEBRUARY 25,2025 BETWEEN:

ILA PRESIDENT – SCOTT ROSE

ILA VICE PRESIDENT – ANGEL PILARSKI

GARY FANNELL – FLOODPLANE MANAGER

TAMMY PERRY – ENVIRODREDGE

STEVE PERRY – ENVIRODREDGE

MATT BOLTON- ENVIRODERDGE

CODY CASH – IRVING MDU PROGRAMS SUPERVISOR

BRENT REDD – CAPITOL IMPROVEMRNT PROGRAM MANAGER

CAPITOL IMPROVEMENT PROGRAM GROUP -972-721-2611

[tammy.envirodredge.com](mailto:tammy.envirodredge.com)

Feb 25, 2025, 2:38 PM (2 days ago)

I have attached the application that Gary Fennell referred to. I did fill out some of the application and tried to explain your project well, but most of what is asked for will require engineered drawings/cross-sections. You might try to submit and see where it leads. **I'm not sure what the turnaround time might be since it must be submitted to several different agencies. Initially, this sounded like an easy approval, and I was hoping the community wouldn't have to hire an engineering firm just to get it permitted.** It does seem there would be a path to permitting that doesn't cause a hardship for residents.

I will not be able to join the call on Thursday, but Matt will, and he has been to your project site.

Thank you,  
Tammy

ADDED COST

From: tammy [envirodredge.com](mailto:envirodredge.com) <[tammy@envirodredge.com](mailto:tammy@envirodredge.com)>  
Sent: Thursday, February 20, 2025 2:57 PM  
To: ILA President <[ila.president.2@gmail.com](mailto:ila.president.2@gmail.com)>; ~~steve~~ [envirodredge.com](mailto:envirodredge.com) <[steve@envirodredge.com](mailto:steve@envirodredge.com)>;  
matt [envirodredge.com](mailto:envirodredge.com) <[matt@envirodredge.com](mailto:matt@envirodredge.com)>; ILA 1st Vice President  
<[ILA.1st.Vice.President@gmail.com](mailto:ILA.1st.Vice.President@gmail.com)>; [pierce.johnstonxp@yahoo.com](mailto:pierce.johnstonxp@yahoo.com); [dalton@envirodredge.com](mailto:dalton@envirodredge.com);  
Garry Fennell <[gfennell@cityofirving.org](mailto:gfennell@cityofirving.org)>; Cody Cash <[ccash@cityofirving.org](mailto:ccash@cityofirving.org)>; Irving-Permits  
<[Irving-Permits@cityofirving.org](mailto:Irving-Permits@cityofirving.org)>  
Subject: Permit Number 2024-11-9202

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.....  
=====  
Gary,  
  
Can you tell us what our permit status is for this project? We thought the second application was approved on the basis of lowering the lake level and was waiting on the permit letter only. I have attached the original application with the comments. Please let us know next steps.

Thank you,  
Tammy

From: tammy [envirodredge.com](mailto:envirodredge.com)  
Sent: Thursday, February 20, 2025 2:47 PM  
To: ILA President <[ila.president.2@gmail.com](mailto:ila.president.2@gmail.com)>; ~~steve~~ [envirodredge.com](mailto:envirodredge.com) <[steve@envirodredge.com](mailto:steve@envirodredge.com)>;  
matt [envirodredge.com](mailto:envirodredge.com) <[matt@envirodredge.com](mailto:matt@envirodredge.com)>; ILA 1st Vice President  
<[ILA.1st.Vice.President@gmail.com](mailto:ILA.1st.Vice.President@gmail.com)>; [pierce.johnstonxp@yahoo.com](mailto:pierce.johnstonxp@yahoo.com)  
Subject: FW: ~~UFW~~ Dredging Permit request for 2nd app

Garry Fennell <[gfennell@cityofirving.org](mailto:gfennell@cityofirving.org)>

Feb 24, 2025, 5:03 PM (3 days ago)

to Irving-Permits, tammy, me, steve, matt, ILA, [pierce.johnstonxp@yahoo.com](mailto:pierce.johnstonxp@yahoo.com), [dalton@envirodredge.com](mailto:dalton@envirodredge.com)

Tammy,

When this permit was applied for NCTCOG web page was not working, today it is. The CDC permit form needs to be filled out.

It is at the North Central Council of Governments web site [nctcog.org](http://nctcog.org).

Go to the Environmental tab and the watershed management section. Click on CDC permits.

The CDC forms are at the bottom of the page.

Thanks,  
Garry

I have attached the application that Gary Fennell referred to. I did fill out some of the application and tried to explain your project well, but most of what is asked for will require engineered drawings/cross-sections. You might try to submit and see where it leads. I'm not sure what the turnaround time might be since it must be submitted to several different agencies. Initially, this sounded like an easy approval, and I was hoping the community wouldn't have to hire an engineering firm just to get it permitted. It does seem there would be a path to permitting that doesn't cause a hardship for residents.

I will not be able to join the call on Thursday, but Matt will, and he has been to your project site.

Thank you,  
Tammy

## Plan Correction List

### City of Irving

Inspections Department  
825 W Irving Blvd.  
Irving, TX 75060  
(972) 721-2371  
irving-permits@cityofirving.org



Date: Friday, November 15, 2024

Pierce Johnston  
Irving Lake Association  
ila.2nd.vice.president@gmail.com

Permit Number **2024-11-9202**  
Job Address: **1600 RUSDELL DR, IRVING, TX 75060**

Dear Pierce Johnston,

Staff has completed its review of plans for the that is to be located at 1600 RUSDELL DR, IRVING, TX 75060.  
Comments from this review follow.

#### **Engineering Review Comments - Denied**

The following comments have been provided by Garry Fennell. Should you have any questions or require additional information regarding any of these comments, please contact Garry Fennell by telephone at 972-721-2611 or by email at gffennell@cityofirving.org.

1. This project will need a Floodplain Development Permit. (FDP)

This project is in the West Fork Trinity River Floodplain, and will need a Corridor Development Certificate (CDC) permit as part of the FDP. The CDC permit requires no loss of floodplain valley storage. The 4,110 of silt removed from the bottom of the lake is considered to be loss of valley storage because the water surface of the lake stays the same.

The cut to make up for the loss of valley storage must be nearby. I could be in the park area mentioned in the boat ramp portion of the project. The cut must be able to drain into the pond without being lower than the water surface of the pond and it must be 4,110 cubic yards in valley storage.

Please submit a grading plan showing the proposed valley storage mitigation site. The CDC permit is on the web site of <https://www.nctcog.org/envir/watershed-management/corridor-development-certificate-program>

Please fill out the forms and submit them to CIP along with your grading plan.



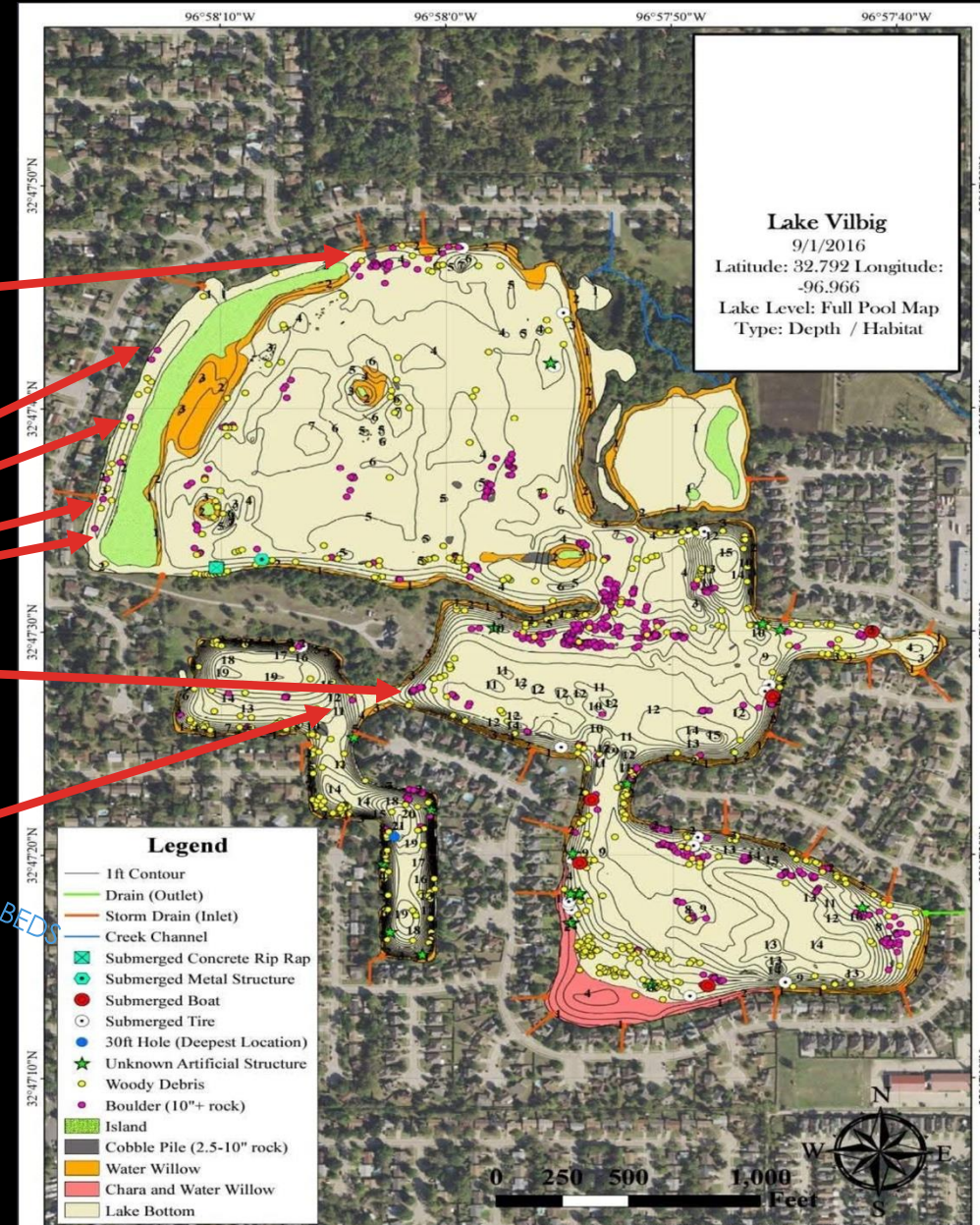
**SPECIAL NOTES IN ESTIMATE  
ENVIRODREDGE WILL NOT BE HELD RESPONSIBLE  
FOR ANY FACTORS THAT MAY AFFECT THE PROJECT  
SIZE AND/OR SCOPE.**

**Sediment Removal**

**Notes:**

- Sediment volume provided by desired depth removed.
- Areas of rock, gravel and heavily compacted sand may affect the estimated total volume of removable sediment.
- Volume calculation is an "in-situ" measurement (as the sediment materials sit wet in the lake before dewatering) and does not correlate to dried material.
- Cubic yards removed does not guarantee or imply specific water depth.

AREAS IN RED INDICATE BOULDERS OR ROCK BEDS



# WHAT'S THE DIFFERENCE BETWEEN AN HOA CAPITOL IMPROVEMENT PROJECT VS A MAINTENANCE PROJECT?

- The difference between an HOA (Homeowners Association) capital improvement project and a maintenance project lies mainly in the scope, purpose, and cost of the work being done. Here's a breakdown of each:

## Capital Improvement Project

1. **Definition:** A capital improvement project involves significant upgrades, additions, or replacements to common areas or infrastructure that extend the life of the property or enhance its value.
2. **Purpose:** The goal is to increase the long-term value, functionality, or aesthetic appeal of the community. This can involve major construction or renovations that go beyond simple repairs.
3. **Examples:**
  1. Building or renovating a clubhouse.
  2. Adding a new pool or tennis courts.
  3. Replacing a roof or HVAC system that is at the end of its life.
  4. Installing new landscaping or outdoor lighting.
4. **Funding:** Typically, these projects require a larger budget and are often funded through special assessments, reserves, or long-term loans. They may also be planned in advance and spread out over several years.
5. **Frequency:** Capital improvements are less frequent and typically occur as part of a long-term plan or response to significant needs in the community.

## Maintenance Project

1. **Definition:** A maintenance project focuses on the routine upkeep and repair of the property and community assets to keep them in working condition.
2. **Purpose:** The goal is to preserve and extend the useful life of existing structures or systems, ensuring that the community remains functional, safe, and well-maintained.
3. **Examples:**
  1. Repairing broken fences, gates, or paths.
  2. Repainting or cleaning common areas.
  3. Mowing lawns, trimming bushes, and regular landscaping.
  4. Servicing or repairing plumbing or electrical systems.
4. **Funding:** These projects are generally covered by the HOA's regular operating budget, which is funded through monthly or quarterly homeowner dues. They are usually smaller in scale than capital improvement projects.
5. **Frequency:** Maintenance projects are ongoing and are part of the normal operational expenses of the HOA. They are typically done on a regular schedule (e.g., monthly, quarterly, or annually).

## In Short:

**Capital Improvement** = Large-scale upgrades or additions that improve the property long-term (e.g., new amenities or infrastructure).

**Maintenance** = Regular repairs and upkeep to maintain current conditions (e.g., landscaping, cleaning, fixing broken items).



# LAKE VILBIG DREDGING STATUS AND HISTORY: (POSTED ON ILA WEBSITE)

## Lake Vilbig Dredging Status and History:

Date	Status
Jan 2025	The City of Irving <b>initially denied the requested permits to dredge the lake.</b> So, on December 11, two Board members met with the City to provide additional information to determine if there was a way to get approval without removing all dredged material out of the flood plain as originally directed by the City, which would have doubled the cost. A proposal was provided to the city with initial favorable analysis. On January 9, <b>the City verbally stated that dredging approval would be forthcoming within a month.</b> Approval is delayed due to their coordination requirements with the North Central Texas Council of Governments Flood Damage Prevention. Once this proposal is approved, the outlet drain will need to be modified to meet specifications regarding water levels and ENVIROdredge will be notified so dredging can begin.
Nov 2024	The Board has spent the last several months procuring bids for the dredging project. During the October Board Meeting, a motion was made by Sandy White, Treasurer, to <b>approve a bid from ENVIROdredge</b> , a company specializing in sediment removal and erosion solutions. Matt Shelley, President, seconded the motion, and the motion passed by unanimous vote. Pierce Johnston, VP, has contacted the company to inform them of the decision and discussed a start date. Dredging will include part of the channel by Rusdell Drive, the area around the boat ramp, and the cut from the main lake to the deep end. The estimate that was approved is \$172,875.00. Permits have been submitted to the City of Irving, awaiting approval. <b>Dredging is tentatively scheduled to start 1<sup>st</sup> quarter of 2025.</b>
June 2024	On June 17th, 2024, the company engaged to perform the dredging officially notified the Board of the ILA that due to unforeseen challenges, the company would not be able to complete the dredge project for Lake Vilbig and requested termination of the contract. The company further stated that all funds advanced to the company for the project would be reimbursed to the ILA. <b>The Board is exploring other options to get the dredging completed.</b>
May 2024	Equipment rehab and fabrication on the dredging barge is progressing and near completion despite logistical delays. Mobilization of the dredge pipe from the park to the island is also underway and plans are to move the dredging barge to the park and then to the canal within the next month, along with testing the pumps and finalizing the cabling system that moves the dredge. Jonathan has requested and the <b>Board has approved a two-month extension to mid-July for completion.</b>
March 2024	The new floats on the dredging barge are ready to be attached, should be finished by mid-March. Will test all pumps when it gets in the water, <b>dredging should begin by late March</b> and take 3-4 weeks to complete. Jonathan will construct a cabling system to have the barge move on a track. Dredge pipe is at the park. Jonathan won't meet the March 10 completion deadline as proposed in the contract. Jonathan will request an extension in writing; the Board <b>approved for an extension to be signed of up to two months. (Completion no later than May 9, 2024).</b> Jonathan indicates it should not take that long

	once actual dredging begins. <b>Jonathan has now submitted a written request for an extension to May 7, 2024, which was signed and accepted by the Board.</b>
February 2024	<b>The floats on the barge are being replaced</b> with expected completion of shop work to be done on the barge in March.
January 2024	<b>Contract signed</b> with Jonathan Kirk on January 9, 2024; contract states work to be completed <b>within 60 days.</b> The maximum amount payable under the contract is \$59,115, based on the actual yardage removed. <b>The first payment of \$18,766.67 was paid</b> on the signing date, January 9, 2024. Jonathan and a partner purchased their own dredge instead of renting the equipment; but it has to be modified to get better floats on it before it can be used.
November 2023	Jonathan placed a tractor on the island to prep the site for pre-dredging; he anticipates that he won't need a whole month to complete the area originally contracted. The Board discussed with Jonathan what it would cost to dredge additional areas on the Rusdell Channel.
October 2023	<b>Dredging is finally approved</b> by the Corp of Engineers.
September 2023	Applied for Nationwide Permit #16 which was an additional permit that is needed to do the hydraulic dredging and address the return water from upland contained disposal area. Permit was submitted awaiting final approval. Jonathan will get the island area ready; no trees will be cut down.
June 2023	Contacted three Environmental Agencies regarding the Wetland Delineation Survey needed due to the plants around the lake. Environmental Agency scheduled to come to the lake within the next week to do site survey. Once inspected, we need a letter of permission before we can begin excavation activities.
May 2023	Due to plants surrounding the lake, additional forms were needed and were submitted as part of the Wetland Delineation process. Chad Fikes was available to assist with biologist review and report.
April 2023	The City of Irving asked for Bathymetric Maps indicating depth levels. ILA provided.
March 2023	The onsite Surveyor needs to come and inspect the site personally. Final plans to be resubmitted to the Army Corps of Engineers after site inspection. Timeline of Dredging of Rusdell Canal provided to Corp.
December 2022	The Army Corps of Engineers requested to have the application form resubmitted. Bills sent out with the Special Assessment included.
November 2022	On November 28, 2022, the Board and the Finance Committee met and unanimously voted to <b>approve a \$250 Special Assessment</b> to be used for dredging Rusdell Channel. (This will raise approximately \$54,000 once all members pay the Special Assessment in 2023.)
October 2022	Additional survey forms were required and were submitted to the Army Corps of Engineers.
July 2022	Survey provided with pictures to the Army Corps of Engineers – expect to get approved in a few months, hoping to begin in September 2022.



# DREDGING UPDATES POSTED IN ( 2024 ) MINUTES ON ILA WEBSITE

Board of Directors March Meeting Agenda

. *Member expressed dissatisfaction with lack of detailed and timely updates about dredging:* after a discussion, it has been decided that the Communication Committee will add to the ILA website Members Only section Dredging, Linda will prepare dredging history, continue updating and share with the Board before posting. Pictures related to dredging will be included, when available. In addition, the Board communicates via monthly meeting minutes posted on the website. *A detailed Power Point presentation on dredging was shared with the membership during the Annual Meeting on January 11, 2024.* Facebook is not an official means of communication, membership complaints/concerns need to be addressed to the Board via emails/calls or during the monthly Board meetings. 8. *Member questioned lack of progress in dredging and possibility for penalty for delays: it took 9 months to collect money from membership, contractor could not be hired until money was in, time consuming process in obtaining permits working with of Army Corp of Engineers, and the contractor selected worked on obtaining permits and getting the land prepared, for many months, before the contract was signed or the first installment was even paid; therefore, no penalty will be assessed for a delay*

Update on dredging: Jonathan has to refit some equipment, dredge pontoons will be on the water about March 16, ban unforeseen events/difficulties once the work starts it will last about 3 weeks, March 10 completion deadline will not be met, he will submit an official request for an extension, at this time does not know exactly dredge completion date, Matt proposed 2 months to avoid need for any additional extensions. Sandy made a motion for Jonathan to submit a written request with a new deadline not exceeding the proposed 2-month extension, Matt seconded, motion passed unanimously. The extension will not be official until it is submitted and signed by both parties.

NO APRIL MINUTES POSTED

Board of Directors May Meeting Minutes  
Old Business

1. *Update on dredging: Jonathan has requested a two-month extension to July 13, 2024. Sandy made a motion to approve, Matt seconded, motion passed unanimously. The equipment rehab is progressing on the dredge, mobilization of the dredge pipe from the park to the island is underway. Plans are to move the dredge to Cypress Cove Park and on to the island in the next few weeks.*

Board of Directors June Meeting Minute

s. *Update on dredging: dredging company unable to complete the job; the Board will hold an Executive Meeting to evaluate situation.*

Board of Directors July Meeting Minutes

*Update on dredging: dredging company returned in full the 1st installment in the amount of \$18,766.67; dredge equipment to be removed from the ILA property by the company, a termination letter releasing the company from contract will be provided; the Board will seek new bids; need a sediment survey*

# DREDGING UPDATES POSTED IN ( 2024 ) MINUTES ON ILA WEBSITE

Board of Directors August Meeting Minutes  
ENVIROdredge for site survey in anticipation of submitting a dredging bid in the amount of \$950.00  
Proposed budget: Finance Committee's July 8, 2024, meeting has been cancelled, no new date yet, determine how much money allocate for dredging, some CDs would need to be closed to have funds on hand to pay for service  
Update on dredging; only one bid right now from ENVIRO; sediment survey is available; Pierce will reach out for more bids; Sandy will research the property lines around peninsula and Walter's house for placing dredging bags on the area owned by ILA for dredging the Cut area

Board of Directors September Meeting Minutes  
Update on dredging bids: one bid from ENVIRO; Pierce reached out to some other companies; review bids from 2018 and take off some sections; Greg Hoffmann shared a bid he received; deadline for written proposals is September 20, 2024; goal to have proposals to vote on by the Board during the October meeting.  
The Committee made a recommendation to set aside \$10,000.00 per year since dredging will deplete the reserve. The next two CDs will be pulled out to have cash available for the project; no need to borrow any money. Preferably for a contract to be signed this year with the first installment to be paid in 2024 to avoid paying taxes

Board of Directors October Meeting Minutes  
Update on dredging: Pierce procured an additional bid, Sandy made a motion to approve a bid from ENVIROdredge, Matt seconded, the motion passed unanimously. Pierce will contact the company to inform, and plan start date/ Dredging will include boat ramp, cut from main lake to deep end, part of channel by Rusdell Dr.

**Estimate: \$172,875.00**

Board of Directors DECEMBER Meeting Minutes  
Update on dredging – The City denied a permit; The Board is in the process of appealing

NO DREDGE UPDATES IN OCTOBER

Board of Directors November Meeting Minutes  
Update on dredging by ENVIROdredge: the company is in the process of obtaining a miscellaneous permit required by the City, tentatively project to commence the first quarter of 2025, dredging timeline on the ILA website will be updated

Board of Directors January Meeting Minutes  
Dredging update: the City denied a permit, Sandy and Pierce had a meeting with the City on Dec. 11, 2024, the City was contacted 3 times since then, no response yet, follow up from the Board in near future

Board of Directors February Meeting Minutes

Dredging update: rumor spread around the membership that the project will be cancelled, suggestion made by some of the attending members to let Pierce Johnston who served on the previous Board and was involved in overseeing the project to continue his involvement to its completion, the City is expected to issue a permit within a couple of weeks, money for the project set aside and it didn't come from the Special Assessment, which was passed to stop operating our Corporation at a loss. During the Annual meeting questions arose as to placement of the bags to avoid creating mounds of dirt. Pierce delivered all pertaining documents to the new Board. A concern voiced that 4 feet of sediment removal is insufficient. Find out the cost of going up to 7 feet. However, even 4 feet would make a tremendous difference. Keep the membership informed: minutes and the ILA website.

# DREDGING UPDATES POSTED IN ( 2024 ) MINUTES ON ILA WEBSITE

Board of Directors February Meeting Minutes  
Dredging update: rumor spread around the membership that the project will be cancelled, suggestion made by some of the attending members to let Pierce Johnston who served on the previous Board and was involved in overseeing the project to continue his involvement to its completion, the City is expected to issue a permit within a couple of weeks, money for the project set aside and it didn't come from the Special Assessment, which was passed to stop operating our Corporation at a loss. During the Annual meeting questions arose as to placement of the bags to avoid creating mounds of dirt. Pierce delivered all pertaining documents to the new Board. A concern voiced that 4 feet of sediment removal is insufficient. Find out the cost of going up to 7 feet. However, even 4 feet would make a tremendous difference. Keep the membership informed: minutes and the ILA website.

November 2022	On November 28, 2022, the Board and the Finance Committee met and unanimously voted to <b>approve a \$250 Special Assessment</b> to be used for dredging Rusdell Channel. (This will raise approximately \$54,000 once all members pay the Special Assessment in 2023.)
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PO Box 35  
New Summerfield, TX 75780  
903-541-6766  
www.envirodredge.com

## SEDIMENT SURVEY – DID NOT TEST FOR CONTAMINANTS

### Vilbig Lakes

On Wednesday, July 24, 2024 Envirodredge, LLC conducted a sediment survey on the canals and boat launch located on Vilbig Lakes at 1600 Rusdell Drive, Irving, Texas. The results are solely for the purpose of obtaining dredge estimates and a pre-dredge study for Envirodredge. Customer understands that this study does not offer an official bathymetry map of the lake.

The attached drawings and table depict the results of our survey, and the data collected was used to provide an estimate of the current water storage volume and the amount accumulated soft sediment within the defined areas and to document any additional findings. The unconsolidated sediment layer is comprised of soil particles and organic materials that have accumulated on the bottom of the waterbody, which remain penetrable by a manual depth sampling instrument. A manual probe was used to measure the remaining water depth and magnitude of unconsolidated sediment depth at each data point down to the hard bottom. Random measures were taken and location of each data point was marked using a GPS handheld device. These data points are representative of the measures taken throughout the designated area. If identical measures were observed, they may not have been recorded in addition to the ones on the map. The information gathered was input to create a crude map on Google Earth of the remaining water depths and sediment accumulation at each location. The estimated total volume of unconsolidated sediment in area(s) of concern was determined by multiplying total surface area by average sediment thickness of the measurements recorded at each data point. The tables below show the results.

Dredging is typically recommended when the sediment fill reaches 15-20% of a waterbody's total holding capacity or when accessibility, aesthetics, and water quality become issues. Excessive accumulation can also cause problems with water flow/stagnation and the growth of algae and aquatic plants.

Please let us know if you have any questions or if there is additional information that we might help with.

Thank you,  
Envirodredge, LLC

## BOAT LAUNCH

Surface area measured	3,000 sq ft (30' x 100')
Maximum water depth observed	-- feet
Average water depth	-- feet
Maximum sediment depth observed	-- feet
Average sediment depth requested to be removed	2 feet
Estimated sediment volume	222 cubic yards (in situ)
Maximum depth observed from surface to hard bottom	-- feet

\*\*\*NOTE: Sediment volumes are calculated Insitu (wet material as is in the water, not consolidated).

Water and sediment depth and coordinates were not recorded throughout the area, as it was indicated that the desired scope of work would be to remove a 2-foot average in an area 30 ft wide x 100 ft long.

## MAP



## POSSIBLE DEWATERING AREA

There is space to stage 45 x 30 dewatering bag (measurements on the ground are 22.5' x 30') and moving the area slightly can locate the most level surface. There are still slight changes in elevation that will either need to be leveled using a skid steer or with imported wood chips. Once the bag has sufficiently dried, the material can be spread on site or hauled away to repurpose elsewhere. The other option might be to use open discharge method, if allowed by permits.



SHORT CHANNEL

Surface area measured	4,500 sq ft (30' x 150')
Maximum water depth observed	-- feet
Average water depth	-- feet
Maximum sediment depth observed	-- feet
Average sediment depth requested to be removed	2 feet
Estimated sediment volume	333 cubic yards (in situ)
Maximum depth observed from surface to hard bottom	-- feet

\*\*\*NOTE: Sediment volumes are calculated Insitu (wet material as is in the water, not consolidated).

Water and sediment depth and coordinates were not recorded throughout the area, as it was indicated that the desired scope of work would be to remove a 2-foot average in an area 30 ft wide x 150 ft long.

MAP



POSSIBLE DEWATERING AREA

If permitted, there would be open discharge of the sediment. It would be discharged onto the peninsula northeast of the channel. Erosion control methods would be in place to prevent spoils from re-entering the lake. Afterward, there would need to be appropriate re-vegetation to secure the sediment.

If not permitted, it is recommended to pump the sediment into geotextile dewatering bags for secure containment.

CHANNEL PARALLEL TO RUSDELL DR

Surface area measured	24,000 sq ft
Maximum water depth observed	-- feet
Average water depth	-- feet
Maximum sediment depth observed	-- feet
Average sediment depth requested to be removed	4 feet
Estimated sediment volume	3,555 cubic yards (in situ)
Maximum depth observed from surface to hard bottom	-- feet

\*\*\*NOTE: Sediment volumes are calculated Insitu (wet material as is in the water, not consolidated).

Water and sediment depth and coordinates were not recorded throughout the area, as it was indicated that the desired scope of work would be to remove a 4-foot average throughout the channel beginning at the visible accumulation near the culvert/inlet.


MAP



POSSIBLE DEWATERING AREA

If permitted, there would be open discharge of the sediment. It would be discharged onto the island parallel on the south side of the channel. Erosion control methods would be in place to prevent spoils from re-entering the lake. Afterward, there would need to be appropriate re-vegetation to secure the sediment.

If not permitted, it is recommended to pump the sediment into geotextile dewatering bags for secure containment.



When an HOA is getting a bid for a dredging project, it's crucial to ask the right questions to ensure the contractor is qualified and the project will be completed successfully. Here are some important questions to consider:

- 1.Licensing and Insurance:** Is the contractor licensed and bonded? Do they have liability and worker's compensation insurance? This ensures they are compliant with state regulations and provides protection for the HOA.
- 2.Experience and Qualifications:** How long has the contractor been in business? What is their experience with dredging projects specifically? Can they provide references from similar projects?
- 3.Project Scope and Timeline:** What is the estimated timeline for the project? How will the contractor handle unexpected delays or issues? It's important to have a clear understanding of the project's duration and any potential challenges.
- 4.Dredged Material Management:** What will be done with the dredged material? Will it be disposed of, reused, or relocated? Understanding the plan for the dredged material is essential for environmental and logistical reasons.
- 5.Environmental Impact:** How will the contractor minimize the environmental impact of the dredging project? Are there measures in place to protect local wildlife and water quality?
- 6.Cost and Payment Terms:** What is the total cost of the project? Are there any additional fees or potential cost overruns? What are the payment terms and schedule?
- 7.Contract and Documentation:** Will the contractor provide a detailed contract outlining the scope of work, timeline, costs, and responsibilities? It's important to have everything in writing to avoid misunderstandings.
- 8.Communication and Updates:** How will the contractor communicate progress and updates throughout the project? Regular communication is key to ensuring the project stays on track.



You wouldn't dream of inviting an unverified contractor into your home to make repairs...let alone the homes under your care as a member of the HOA board. The results of a third-party contractor's work will ultimately affect tens to hundreds of fellow homeowners.

Make the process easier and more effective for your HOA board by following a well-planned checklist. That way everyone's on the same page from start to finish. Here are 10 tips your HOA board can use to hire a third-party contractor.

### **1. Hire Slow, Fire Fast**

Taking the time to find qualified contractors is an important duty of HOA board members. When you follow the recommended steps for hiring a contractor, your HOA board will automatically slow down to make sure each step is done right. With a well-planned contract in hand, you'll know right away if the contractor isn't meeting contract specifications or if something doesn't feel quite right. Trust your instincts. You have three days to cancel from the signing of the contract. If things are already off track, cancel the contract and move on. You'll save your HOA board and members lots of time, money, and headaches.

### **2. Talk to the Experts**

Look for experts who stay current with solutions regarding HOA matters, such as members of the California Association of Community Managers ([CACM](#)) or [trustworthy property management companies](#).

### **3. Avoid Bidding Mistakes**

Before requesting bids, HOA board members must answer this question: What needs to be done? Large maintenance projects can be costly, so make sure your money is well-spent and [avoid as many complications](#) as possible. Your fellow HOA board members must determine the exact specifications for the job, the time frame for completion, what it will look like when it's finished, and how much money is available to spend. Carefully prepared plans are essential to getting accurate bids.

Look at these differences called "the good, the bad, and the ugly" by the [Contractors State License Board](#).

Make sure your HOA board has detailed specifications on every bid request to avoid the bad and the ugly.

#### 4. Do Your Research

When your HOA board has the project clearly specified, begin your search for reputable contractors. Check out reviews on Yelp, Google, and websites like Angie's List. Ask fellow HOA board members for referrals. Make a list of contractors to consider and then check their license status and whether they have any complaints against them at the Better Business Bureau. Enlist help from HOA board members to make phone calls and ask basic questions such as the contractor's experience with similar projects and a list of corresponding references.

#### 5. Conduct Interviews

Even though the second cousin of an association member comes highly recommended to the HOA board, meet prospective contractors in person. It's important that anyone working on your property has a professional appearance and demeanor. Make sure they show up on time for their interview, give you up-to-date contact information, and readily provide answers to your questions.

#### 6. Get at Least 3 Bids

Now that you know your project specs and have checked at least three references for each contender, submit your RFP to at least three contractors. Not only does this give you options and price comparisons, but it shows that you have done your due diligence as a board



## 7. Protect Your HOA Against Losses

Always require a certificate of insurance before work begins on the premises. In addition, your HOA board can protect itself financially and legally by carrying worker's compensation insurance. If a contractor's employee is injured while performing work on your property, they could sue for damages. With worker's compensation insurance, your HOA board and association are protected.

Another layer of protection for your HOA board is to add your HOA to the contractor's insurance as an endorsement on their policy. This makes your HOA the first-party claimant in case your association is sued due to some mistake by the contractor. The additional insured documents should include both ongoing operations as well as completed operations.

## 8. Get it in Writing

All contracts should be reviewed by legal counsel before they are approved and signed by the HOA board. A well-written contract eliminates the need to rely on memory or trust. This is your HOA board's golden piece of communication and the best way to keep your project on track and in agreement.

## 9. Notify Your Members

The HOA board should post approved contracts on the HOA website in a password-protected member's area.



# WHAT QUESTIONS DO WE HAVE FOR ENVIRODREDGE

## 2/24/2025?

HAVE WE RECEIVED THEIR INSURANCE INFORMATION?

You can't let anybody set foot on your property to do work unless they have insurance and have named the association as an additional insured. "If a vendor mows the lawn and runs over a kid, the association shouldn't have to pay the family for the damages," The landscapers are the ones who've been negligent.

CLARIFY TOTAL COST?

MAINTENANCE REQUIREMENTS?

WHY IS THE ILA PULLING PERMITS WHEN A CONTRACTOR IS DOING THE WORK?

WHO IS RESPONSIBLE IF A RESIDENT'S SEAWALL IS DAMAGED?

WHO HOW AND WHERE WILL THE WASTE SEDIMENT BE HANDLED?

(What will be done with the dredged material? Will it be disposed of, reused, or relocated?)

WHAT IS THE ESTIMATED TIMELINE FOR THE PROJECT?

WHAT IS THE COST OF AN ENGINEERING FIRM?

WHAT ACTIONS HAVE THE INTREM DREDGING COMMITTEE COMPLETED SINCE INCEPTION 2/18/2025?

# Cypress Cove Park Repair and Revitalization 2025





**ILA President** <ila.president.2@gmail.com>

12:42 PM (28 minutes ago)



to ILA, Frank ▾

Frank,

Thank you for your prompt response.

We have received six bids for the proposed park enhancement project. This initiative has been discussed in detail during the last two to three Board meetings, and the discussions have been duly recorded in the meeting minutes.

To facilitate a transparent decision-making process, I plan to distribute an email containing a PowerPoint presentation that includes all bid details. This will be followed by a vote to select the preferred contractor and to allocate the remaining funds from the dredging project for the park enhancements.

Based on our discussions and your previous guidance, it appears that we are proceeding within our rights. While I do not anticipate any objections, I want to ensure that all actions are in full compliance with our governing documents and legal requirements.

I truly appreciate your time and continued support in this matter. Wishing you a wonderful week ahead.

...

--



Best Regards,  
Scott Rose  
ILA President



**Bid #1**  
Ashley Campbell Decked Out Construction  
and Outdoor Living

(903) 239-2931  
campbellsplus4@gmail.com

208 Alexander Rd, Mt Pleasant, TX 75455,  
USA

Deck: We will be installing a 40’ x 50’  
custom composite deck constructed with  
premium Apex decking, **generously  
donated by the Apex company**. This  
elegant surface will rest atop a **Fortress  
steel substructure**, ensuring unmatched  
strength and longevity—backed by a  
limited lifetime 50-year warranty.

**\$45,000.00**



**PREPARED BY**  
**Ashley Campbell**  
Decked Out Construction and Outdoor Living  
(903) 239-2931  
campbellsplus4@gmail.com  
208 Alexander Rd, Mt Pleasant, TX 75455, USA

**PREPARED FOR**  
**Scott**  
Irving Lake Association, Inc.  
(817) 659-9688  
ila.president.2@gmail.com  
1533 Lakeshore Dr, Irving, TX 75060, USA

**PROPOSAL DETAILS**  
**1533 Lakeshore Dr, Irving, TX 75060, USA**

DESCRIPTION	TOTAL
<b>Sidewalk</b> We'll be installing 1,000 feet of 4-foot-wide sidewalk, gracefully winding along the edge of the woods and looping back beside the lake. This thoughtfully designed path offers the perfect setting for a peaceful stroll, energizing exercise, or meaningful time with family—all while enjoying the natural beauty of the landscape. It's not just a sidewalk—it's an experience. 1/5 mile	\$24,000.00
<b>Deck</b> We will be installing a 40' x 50' custom composite deck constructed with premium Apex decking, generously donated by the Apex company. This elegant surface will rest atop a Fortress steel substructure, ensuring unmatched strength and longevity—backed by a limited lifetime 50-year warranty.  The deck design will reflect the concept drawing provided, featuring a light brown main field accented with a dark brown border and a central divider. This detail not only adds visual appeal but also defines the perimeter to help prevent accidental oversteps.  Carefully engineered, the deck will sit as low to the ground as possible while still allowing for proper water drainage beneath the center, ensuring long-term durability.  More than just a structure, this deck will become a vibrant hub for birthday parties, family reunions, and social gatherings—a beautiful and functional space for people to come together and make lasting memories.	\$21,000.00
<b>SUBTOTAL</b>	<b>\$45,000.00</b>
<b>TAX</b>	<b>\$0.00</b>
<b>TOTAL</b>	<b>\$45,000.00</b>

PAYMENTS STARTING FROM **\$446/month** on **Acorn** [Learn More →](#)

**Deposit**

- 50% due at signing to cover partial cost of materials.
- 25% after concrete is poured.
- 25% to be paid upon completion.
- Payment schedule to be attached to invoice.

**Terms and Conditions**

All building components meet or exceed current building code and wind rating requirements. All work conducted will be done by code and skilled craftsman who are licensed and insured.

**Scope of Work**

# Estimate

**Bid# 2:** This bid is for the concrete and deck. This bid involves an all wood deck and support.

**\$40,995.00**

## Project:

- 4000 ft. concrete walking path
- 40x50 ft. (2000 sq.ft.) floating deck

## Scope:

### Walking path:

Prep, grade and pour a concrete walking path on the east side perimeter of the park using industry standards for residential construction.

### Platform Deck:

Design and construct a freeform floating deck approximately 40x50 ft. in dimension.

The primary purpose for both projects is to promote a friendly walking and gathering space at the ILA park.



Two pricing models

One for both contracts, and another for separate contracts

## For both contracts:

Walking Path \$7/sq. ft. plus tax

=  $4000 \times 7 \times 1.0825$

= \$30,310.00

## Deck

Materials, labor, tax

= \$10,685.00

Total: \$40,995.00

## For separate contracts:

Walking Path \$8.5/sq. ft. plus tax

=  $4000 \times 8.5 \times 1.0825$  = \$36,805.00

## Deck

Materials, labor, tax

= \$12,822.00



# TND Texas sent you an estimate

Estimate expires on July 11, 2025

Thank you!

**Client**

Scott Rose  
ila.president2@gmail.com

Show full details



**Exterior Work**

Service date: June 16, 2025

**Deck Work**

\$29,950.00

Scope of Work:

1. Prep ground work for deck install.
2. Install posts for the deck in ground 2-3' with concrete.
3. Add joists on 16" centers.
4. Install a 40' x 50' treated deck, 1' lift from the ground.
5. Stained.
6. Clean workspace.

**Concrete Work**

\$15,960.00

Scope of Work:

1. Prep ground work.
2. Rework and compact base material with a vibratory compactor as needed.
3. Install sand as needed.
4. Frame up with #3 rebar on 18" centers.
5. Tie off any irrigation outside of the concrete patio.
6. Install 4" concrete walkway at 1000 SF.
7. Clean workspace.

**Subtotal**

\$45,910.00

**Total**

**\$45,910.00**

Accept

**Bid# 3** This bid is for the concrete and deck. This bid involves an all-wood deck and support.  
**\$45,910.00**



**Bid# 4A** :This estimate is for the deck only. **The structure will be made of pressure treated lumber.** Top surface will be composite decking.

**\$41,800.00**

**TrueWorx Services**



**Bid# 4B** : This bid is for  
the walking path only.  
**\$26,000.00**

## Sidewalk for Park Cypress Park bids x



**Nathan Clark** <truworxservices@gmail.com>

Wed, Jun 11, 11:18 AM (5 days ago)



to ila.treasurer@gmail.com, me ▼

Hello it was good to meet you all the other day! Below I have a description for sidewalk and price.

1,000x4 sidewalk 4,000 sqft total.

Total: \$26,000

Price includes:

- 3,000 psi concrete
- #3 Rebar at 18" spacing for optimum strength
- will place RedWood every 20' for expansion joints to allow concrete to expand and contract without cracking.
- will be putting down 2" of cushion sand underneath the sidewalk to create a stable and level base for the concrete, prevent cracking, and improve drainage, and help prevent shifting over time.

If you have any questions please let me know!

Thanks, Nathan.

Truworx Services

469-745-4163

**Bid # 5** : IJU Best General Construction: This estimate is for the deck and walk path. This estimate total is **\$97,539.48**

# PROFESSIONAL PROJECT PROPOSAL

---

IJU BEST GENERAL CONSTRUCTION

1423 Parkway Lane

Arlington, Texas 76010

Founder & Master in General Construction: Danis Urbina — Tel: 469-453-9865

Co-Founder & General Manager: Jennifer Sandres — Tel: 469-627-2708

## CLIENT INFORMATION

Client: IRVING LAKE ASSOCIATION

1524 Rusdell Drive, Irving, TX 75060

Phone: 817-659-9688

crews trained specifically for commercial slab and sidewalk projects; Structural warranties and full legal accountability; Direct coordination with inspectors to ensure 100% compliance; Full protection of your HOA's long-term investment.

We do not offer 'cheap concrete' — we offer permanent, certified concrete work that will remain solid, beautiful, and fully compliant for decades without headaches, callbacks, or costly premature repairs.

## PROJECT GRAND TOTAL

Materials Total: \$40,417.06

Labor Total: \$57,122.42



**Bid # 6** : GPI: This  
estimate is for the deck  
and walk path. This  
estimate total is  
**\$117,000**



**Prepared For**  
Scott Rose  
Irving, TX 75038

**GRACELAND PROPERTY INVESTMENTS LLC**  
6192 FM 1189  
Weatherford, TX 76087  
Phone: (817) 727-9803  
Email: [gracelandpropertytx@gmail.com](mailto:gracelandpropertytx@gmail.com)  
Web: [gracelandpropertytx.com](http://gracelandpropertytx.com)

Estimate #	Add-on3
Date	06/13/2025

**Description**

---

Deck  
40 x 50 ft  
Pine and Stain - \$75,000.00  
Select grade Trex \$90,000.00  
Treads and materials- standard pressure treated pine- trex select  
6x6 treated post  
trex select  
deck- 1x6x20  
faces 1x8x12  
Deck tape and hurricane ties  
hidden fasteners

---

flatwork  
4 ft side walks 4" 3000 psi 3/8 rebar 1000 ft long

---

<b>Subtotal</b>	\$117,000.00
<b>Total</b>	<b>\$117,000.00</b>