

2022 Lauderdale Lakes Lake Management District Meeting

September 3, 2022, 10: 02 AM

Lauderdale Lakes Country Club maintenance building

Meeting was called to order by Dean Bostrom

The commissioners were introduced and recognized

Dean Bostrom (present)	Chairman – Golf Course
Greg Wisniewski (present)	Treasurer–Aquatic Plant Management
Jim Kroeplin (present)	Dam and Environmental Projects
John Gilmartin (present)	Piers & Septic
Jane Larsen (present)	Secretary – Clean Boats Clean Water
Don Sukala (present)	Town of LaGrange
Susan Pruessing (absent excused)	Walworth County Representative

Dean Bostrom:

Introduced all the board members and what their positions are within the LLLMD. All board members are volunteers and receive no compensation. As a board, we are committed to being totally transparent about all our operations and all the finances. We are open book with all our decisions, and we want to make sure that we're keeping everybody informed on what's going on within the Lake District.

There are number of lake organizations around the lake that provide a variety of purposes. Those organizations are listed in the district dialogue. I encourage people to get involved in any one of the organizations. One of the great things about this lake is all the volunteers that do so many things to help us keep our lakes looking clean and beautiful. I'm really amazed at all the countless hours of volunteer support, and all the things they do that people don't even realize are getting done because of their dedication. I'd encourage everybody to get involved.

Approval of Minutes of the September 4, 2021, Board Meeting

Minutes were unanimously approved. Motioned by Don Henderson

The election of commissioners is held annually and there is a three-year term. This year commissioner position is currently held by Jim Kroeplin and is up for election. Please submit your ballots into the ballot boxes located off to the side.

Commissioner Jim Kroeplin was reelected.

Project Reports

Greg Wisniewski

Aquatic Plants

Quite some time we've been talking about a new weed harvester and the harvester we had was thirty years old which we acquired in 1991. We leased it for the first year and then we purchased it a year later. We got a grant in 2021 which was for thirty five percent of the cost of the harvester and basically the weed hauling trailer. They found additional money in that grant from thirty-five to forty-one percent. The harvester and the trailer were about \$185,000.

It was constructed for the balance of 2021 and the new harvester was delivered in June and the trailer in July. The bulk of the equipment we use is the new equipment. We are still using the old harvester because there are some places that are tight on the lake and the older harvester works well for those areas. At this time of the year, it's great to have two harvesters because we could be out on the lake some days using both. It is great to have a backup.

We're in good shape right now how long we keep the old one going. We'll just keep it going. We had a transport the transport was basically donated to the yacht club and they're going to be using it for various functions. We then had the old weed hauling trailer which was bought by the company that manufactured all these systems. This year's harvest is record breaking and it's beyond any numbers we've ever collected. The new equipment collects more weed and so that has helped in our efficiency but obviously we try to get out on the lake in June. It's important to get out on the lake in June because I've always been told that the aggressive invasive plants that are growing in June. We cut those down so that the light goes down to the better plants and hopefully makes healthier lake.

Jim Kroeplin

Dam:

I checked the level yesterday and the reading is 884.89. It is about an inch to two inches lower than the normal one I suppose our average lake level is. We did put some trash boards in the dam that just keeps the weeds off the weir. It won't affect the level of the lake, but we just need rain is really what it boils down to.

Watershed study: that was completed there's no new information on that. We're going to continue to look at the areas that were identified by our consultant as part of that study, and if we need to address any areas. We'll work with property owners. I have shared the study with the Town of Sugar Creek and the Town of LaGrange so that they're aware of it. If they do any road projects hopefully, they'll give us an opportunity to work with them on doing some infiltration trenches along the roadways and work with them as part of their project.

Restoration projects: We did two shoreline restoration projects this year on Don Jean Bay. Both projects are complete, and our consultant reviewed them and said the contractors followed you everything from the plant specifications or in the process of getting the reimbursement information provided to DNR and we should have that completed hopefully by the end of September. So those projects will be a hundred percent done.

Water Ski Spotters: Earlier this year there was a question about potentially allowing water skiing without a spotter on the lakes. The State of Wisconsin passed a law a few years ago saying that no spotter is needed if a large rear-view mirror was provided in the boat. Right after that was done the Town of LaGrange passes an ordinance saying that no that's not the case on Lauderdale, because of the amount of activity in boat traffic. The question was raised would it be a possibility to do during the week early morning hours, so we spoke with the town, and they said they really did not want to decide until they learned what the lake community wants. We put together a short questionnaire and we're going to send out emails this fall. Probably use some type of automatic email service on survey. When we get the survey back, we can then interpret that information and go back to the town with what we have so that a decision can be made. The town came to the lake first to ask what we wanted before they just rendered its decision. Please make sure your email address is registered on the Lake District website you'll get that information but also continue to get information and updates with regards to the clubhouse and other activities.

A year or so ago, we looked at some drainage concerns around the golf course as part of that, we identified that the septic system for the golf course is a little questionable. We've identified an area just south of the practice screen where we feel this is ideally suited for a new septic system. We've had the septic system designed and we're in the process of getting an estimate from the cost estimate for the designer once we get that we can look at it from a budget standpoint and possibly go out for bids to get that system in the new system installed. That system would be usable for whatever changes are made to the clubhouse in the future.

As far as water safety patrol goes one thing that's going to be coming up is that Walworth County is going to be implementing a new radio system. I think in 2024. We will need to upgrade our radios probably some. The winter of 2023-24 so that's once we know a little bit more about that that's an expensive will include in the budget next year. As far as patrol hours and citations a lot of that information was provided the district dialogue. you've got a little more up to date so far this year to spend 316 contacts, 62 citations, 9 written warnings, 101 safety inspections, 1 search and rescue, 26 persons assisted, 13 vessels assisted and 4 OWI's.

It's been a busy year but less busy than the previous few years. Part of that is with Covid winding down, school activities going on and back in session and families are doing things besides just being on the lake all the time.

Jane Larsen

Clean Boats/Clean waters:

We made some changes this year and I think it's for the good. We hired 2 new people to work the Lauderdale and Pleasant Lake boat ramps this season. We ordered the official CBCW blue t-shirts and caps from the Wisconsin DNR. With that, our employees look more legitimate and professional. One of the changes made is that once they approach the boaters putting and ask them a series of questions about their boating and where they have been, they hand them a payment envelope letting them know how to display their ticket in the window as well as directing them straight to the money mailbox. The new employees have not hesitated to call the water patrol or sheriff's department when someone parked illegally or didn't pay their boating fee. Next season we will hire 4 total inspectors and spread the hours between all the launches. The hours will be emailed to the DNR for reimbursement. The DNR gives up to 400 hours per season of grant money.

John Gilmartin

Piers: If you are putting in a new pier or replacing a permit is always required. It is the property owner's responsibility for the permit. Decking can be replaced without a permit. Kai Cook is the contact person. Failure to get a permit will result in delays in your project. Just make sure to contact Kai to see if what you are doing needs a permit. The protective areas there are different rules that applies.

Septic: The Lakes District started the pumping project back in 1992. The purpose is to prevent failed systems from leaking and contaminating our lakes. Every property owner with conventional septic system within the lake district is inspected and pumped out every 3 years. The records are maintained by the county for every septic system that has been inspected and pumped out by date. Any questions, please check the lakes management web site.

Route 12/67 project. Correspondence from the WDOT and the committee that oversees the projects long term. We were in the list of projects and the Redline project is dead currently. I had a conversation at Senator Nash's office and said that there is no going back, and it takes 6-10 years to get back to the process of getting considered for approval and moving forward with the renovation to the existing road but stated that the redline project did not meet the criteria. It is dead at this point. They have started to stake out the road but no specific timelines on when they are going to start things.

Golf Course:

Kristie is full time status. She is also the district's administrative assistant.

We were down over 750 rounds in May. Since that time, we have made that up and up 230 rounds. Great comeback.

Financially, same as last year but we have done some investments. Gas carts and mowing. and gas bills. We are up almost \$5000 from the prior year. Within the clubhouse we purchased a new ice maker and a beer cooler. All commercial grade quality. Sparky's been working. Sand traps are improved. Still T3 is going to be seeded. Additional Cart paths and work on cart storage that would help control the flooding that occurs. Also working on tree removal- dead trees and fairways weed free. Golf course is moving along. Last September the board decided to revisit the 101-year-old clubhouse. The Municipal Land Planning Committee was formed, which is named after a 9.5-acre property that is designated to the north side of the of the Golf Course that encompasses the clubhouse, the maintenance building, and the community center and some of the wooded area and

parking area. The board approved some design parameters for the clubhouse but basically the number 1 premises was if the new clubhouse is built, it would not be larger than the existing footprint. It would stay in the same location. The purpose of the committee is to get lake residence involved that is separate than the board to evaluate and make recommendations to the board. Before anything is done involving tax dollars that is paid to the district, if there is a referendum, etc. we will come back to a vote before the lake district residence. In the meantime, we will work to have as much communication to everyone. We have information in the Shorelines and the District Dialog with additional information, and emails to everyone. We want to keep everyone as informed as possible and get input from people. The first thing we did when we put the committee together, we had to appoint a chairman for that committee. The first person who came to mind was Jack Sorenson. Jack is well respected in the lake community, he is a great communicator, he is knowledgeable about construction. We appointed people who wanted to be on the committee and to make sure that there was diversity. Those people are Paul Lopardo, Scott Rhyan, Andy Brown, Jake Jacobson, Linda Johnson, Jim Kroeplin (Board Liaison)

Jack Sorenson

Clubhouse

The clubhouse is old and have done repairs to keep it safe, but it needs a longer look. We don't want to change the golf course layout. We want the clubhouse to be able to have 1 employee, which is more cost effective. At looking at the land plan we looked at various things, Pickle ball/tennis combination? We talked about the community building and leaving it as is. Talked about a tennis/pickle ball to be put on the south side of the community center. Some of the trees would have to be cut down. Ideally, we would have 2-3 pickle ball courts instead of tennis. Talking with Walworth County, building a new building in the same location does not have to be in the exact footprint and our goal would be to build it a little smaller and efficient. We created a

Vision statement: Making the golf experience more exemplary for the community and future generations.

Mission Statement: To provide a roadmap to replace our timeworn clubhouse with a completely modern structure that enhances operation function and harmony with the lake district community and environment.

Target Opening: May 2025

The building location would remain the same, no larger. The shell design would be a cost-effective simple structure. It would enhance the patio relationship where the bar and outside patio are. Ultimately, we would like to increase the outside patio area. Efforts should be made as you make it smaller perhaps move the eastern wall farther from the 9th green and provide some landscape buffering safety. The building should have a full basement with minimum of a 9' ceiling and this area can be used for storage, mechanical equipment, finished in the future for meetings, etc. It will be built handicap accessible. The entire building would be on one level. The floor plan and building use considerations include plenty of window opening to the patio, open bar, awning, possibly a getting a golf simulator. The kitchen would be suitable for food preparation and catering. Provide open spaces within the building, card playing, sales walls. The fireplace most likely won't be able to be saved. We would like to have the same cozy feel with the vaulted ceilings, a lot of wood and windows. We are looking at 3 different architects and asking them to put together a package of plans. We would like to make the decision this fall. The architect that did the plans on our past will be one of the 3. We are going to be looking at soliciting for donations, patio brick sales, etc. We are looking for ideas. The golf course has been making money, we have had a surplus. We had to purchase used equipment. The money made at the golf course has been reinvested into the golf course.

Greg Wisniewski

Treasurers Report

Treasurers Report: Bank balances are posted on website. Cash is low; when balance of the 2022 tax levy come in, our dollars will be up again.

2021 District books- Column H – revenue and expenses shown are produced by data compiled in the Henningfield office. They do all the payroll, and accounts payable. All commissioners/Kristy approve every bill before funding.

Annual transaction review-All transactions comprised of the reserve accounts, and operating accounts, go to the accountant Duick and Company in downtown Elkhorn. They look over all the transactions. An agreed upon procedure is performed which provides us a letter that states all the transactions were reviewed and the district accounting that was done, was reasonable. All 2021 transaction data has been given to Duick a week ago; their review will complete shortly, and report put on the website.

2022 expenditures: column K, is 2022 expenditures through June 30, 2022; chapter 33 requires that we inform all the property owners where expenditures are annually as of June 30th. Column L is an estimate of expenditures for the last 6 months of the 2022 year; this generally is 80-90% of expenditures. If there are contributions to the reserve accounts in the approved budget, that dollar amount must be funded into the respective reserve accounts by year end. Estimate of remaining 2022 expenditures is \$249,000.

Proposed budget: Column N is the proposed 2023 budget. This is Keeping the pencil sharp, trying to get costs reasonable, and trying to get the budget under \$300,000.

Don Jean Bay shoreline reserve: The cash balance at year end (12/31/2022) is estimated to be about \$30-40,000 after completing the Don Jean Bay area.

Water Shed study reserve, estimated at year-end around \$23,000. It is proposed to fund \$5000 so we will end up with almost \$30,000 in that reserve.

Aquatic Plant management reserve: a \$15,000 cash flow loan was required on the last harvester payment. After the final DNR Grant reimbursement, the harvester and trailers will be fully paid out of this reserve account. APM truck is a 2001; we would like to get a used diesel truck for about \$20,000. \$10,000 is budgeted to be added to reserve.

Water patrol reserve: Greg feels that our boats are not well suited for the function they are trying to do. We need more state-of-the-art type boats and equipment. \$10,000 budgeted to be added to reserve.

Golf Course Equipment Reserve: Line 39 We have \$78,000 in reserves will remain. We need to have these reserves in case of mower/equipment failures, irrigation system failures or something breaks down, we don't have backup equipment.

Community Clubhouse Reserve: Is for funding to go for the beginning of the replacement of the clubhouse.

Golf Course Improvements Reserve: Line 51, budget for 3 years had \$30,000; this is not being done this year. The golf course is doing well. They did a great job putting the new concrete cart path in.

Equipment lists: We will update the golf course equipment, aquatic plant management equipment list and water safety patrol equipment list soon. What we have and what we need in the future will determine the reserves.

Calculating the Levy: The proposed 2023 budgeted expenses total \$301,000.00. To calculate the tax Levy, you must subtract estimated December 31, 2022, remaining operating cash. It is calculated as follows:

Line 43: ADD \$136,361 cash, the district operating account and the water safety checking account, June 30, 2022, balances. The golf course checking account was not included in that in accordance with advice from district accountant and attorney.

Line 44 /column L: SUBTRACT, \$249,000, estimated remaining 2022 expenditures.

Line 46: ADD, balance of 2022 tax levy to be paid \$89,909.

Line 47: ADD, \$25,000 which is the remaining unpaid balance of the \$40,000 funding from LaGrange for the 2022 water safety patrol funding. The DNR previous reimbursement was in the \$70-\$80,000 range. This year they lowered it to \$53,000. This puts more burden on the town and the district.

Line 48 resulting calculated cash at year-end is \$2360; this is subtracted from 2023 budgeted expenses.

Line 52 Proposed tax levy is the \$298,640.

Greg Wisniewski Proposed budget \$298,640.

Motioned by Greg Wisniewski to approve the budget / 2nd by Jane Larsen

Budget was unanimously approved by hand vote

Motion to adjourn the meeting: 11:12 am

All approved.