

2023 Lauderdale Lakes Lake Management District Annual Meeting

September 2, 2023

Lutherdale Pavilion

Meeting was called to order by Dean Bostrom 10:00 am

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’s
Jane Larsen (present)	Secretary – Clean Boats Clean Water
Don Sukala (present)	Town of LaGrange
Brian Holt	Walworth County Representative

- **Introduction of Board Members**
- **Election: Vote for Commissioners**

Dean Bostrom:

Consideration of a new golf clubhouse proposal was approved on June 3, 2023, at the board meeting. Not to exceed \$1.2 million. The clubhouse has been in a 2.5-year planning process. We have sent out 4 emails to those people who have subscribed with updates on the process. We have had 4 articles in the Shorelines newsletter. We have also put this info in the District Dialog both last summer and this summer that has been sent to every home in the district.

November 2020 the board created a Municipal Land Planning Committee. We had 7 volunteers. Some of these members voted no on the clubhouse in 2017 and have since reconsidered.

All new meetings will be videotaped and can be viewed live or by clicking onto a link that will be available on our website after the meeting date.

The Clubhouse Budget - not to exceed \$1.2 million which includes the following.

- Not starting till fall 2024
- All design and bidding processing.
- All interior expenses and exterior expenses. New well and septic are included in that budget.
- Club storage building near the parking lot, landscaping, tree removal, new patio, trellis, and a lot of exterior expenses are all included.
- We need a loan to pay for the contractors. We used an 8% interest fee when putting together the budget as worst-case scenario, but that percentage interest rate can change. Jim Kroeplin reached out to **Wisconsin State Board of Commissioners for Public Lands**. They provide to Lake Districts, municipalities, school districts, etc. We can apply once we get resident approval. Their interest right now for 20 years is 5.75%. We won't secure the loan till next year. We have the money right now to pay the architects.
- Statistics of Golf: The National Golf Foundation maintains all statistics regarding golf. 2022 there is a record of 3.3 million people who started golfing who have never golfed before. Golf is up nationwide. The woman's league at LLCC is larger than the men's league. The LLCC rounds are up over 1300 rounds this season (2023). In cash reserves for the golf course after expenses we are at \$78,000 from the previous \$40,000. The lake district has a separate capital fund and as of 8/30/2023 we are at \$215,000.
- The financial implications- LLLMD is committed to making a \$40,000 contribution on an annual basis towards the loan repayment. We will be using the reserves to get the costs down. In our 2024 budget, we have included the \$40,000 payment.
- The current clubhouse was built in the 1920's and sits on cinder blocks. With that, we must shut down the clubhouse in October, due to the possibilities of the water line freezing. With the new clubhouse, we will be able to stay open all year round, which means that we can generate more golfing revenue. The new building will be more energy efficient. It will be 20% smaller than the current building but it will also cost 20% less to maintain it.
- With the new clubhouse, we will be establishing resident golf rates.
- There will be a fundraising committee and we are already getting people wanting to make in-kind donations.
- Lake District Laws state that with a capital project (clubhouse project), the tax that will be applied to each property will be of equal value. Everyone has equal use of the clubhouse regardless of how much their home is worth. Properties that have homes on them and or are "buildable" will be the properties taxed. We will have a board of review to evaluate each property that contests the special tax. Everyone will get notice in advance when this happens. We are looking at about \$55 a parcel based on 8% interest and the golf course \$40,000 annual contribution.

Jack Sorenson

Chairman of the Municipal Land Planning Committee

Volunteer Committee

Andy Brown

Jake Jacobson

Linda Johnson

Jim Kroeplin

Paul Lopardo

Scott Ryhan

Jack Sorenson

The current clubhouse predates World War II, over 100 years ago. It has been owned by private residence in the past and was bought by LLLMD in 1996 for \$1.2 million with a 20-year loan that was paid off 2 years early. It has been contributing a net revenue over the past 5-6 years of approximately \$145,000. The golf course generates enough money to pay all its expenses. The current building sits on cinder blocks with many holes which create spots for rodents to live in. The structure beams, plumbing pipes, railings, roof, septic system, and walls are past their lives and is difficult for us to keep up. The clubhouse is past its useful life.

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

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

An architect from Lake Geneva was hired this past year. The new building will be on one rectangular floor level along with a basement for storage, mechanicals, and future lakes district meetings. The new design will be smaller but will improve the space between the east end and the 9th green. There will be better use of the first floor. The placement of the new building is based on future activities such as tennis, pickle ball and bocci ball. It is more affordable to replace the building in the area where it is now.

Fundraising committee: We have 6 people on the fundraising committee that will be spearheading their ideas once the clubhouse vote passes. We have already received many in-kind donations.

Scott Rhyan

Clubhouse Improvements:

- Shrinking the footprint to 2,500 feet with extended outdoor patio area
- Expanding the distance between the 9th green and the clubhouse. We will be moving the cart path over so there will be a little more flexibility for the golfers and less interruption when parties are going on.
- The front door will have better access and the kitchen will be a little smaller and will be used for food preparation and for catering only. The men and women bathrooms, room for an elevator and a service door will be on the northeast end of the building. There will be a small manager's office.
- The patio will have enhanced patio bar access with a glass window so that the servers can access drinks for people sitting out on the patio. The bar registration area will be larger as well.
- There will be a stairway going down to the basement, which will be unfinished and finished later. The basement can be used for parties and meetings, special outings, etc. This will be a future expenditure.
- There will be a lot of windows along the south side of the building. The golf storage building will be built near the maintenance building.
- The building will be winterized. This will allow us to expand the duration of golf so it will be open earlier and close later during the year for golfers. This will increase rounds and revenue. We are planning on keeping the ambiance of the cottage feeling.
- Construction would be starting in late summer/early fall the 2024 golf season. The maintenance building will facilitate us so that we can keep the golf course going during construction. There will be no downtime as far as operating the golf course.
- Completion is set to be done by the 2025 golf season.

Comments:

- Mr. Balestrieri: Why not start construction in the spring?
We don't want to disrupt the golf season and we need to organize and schedule contractors during that time.
- What is the occupancy? Scott Rhyan: We do not know yet. But we are gaining more outdoor space which we didn't have before. There will be a pergola that will have a roll out shade that can be used weather permitting. Currently we can hold up to 100 people.

- What about additional activities that may be held at the clubhouse, who will pay for that. Dean Bostrom: Being in the park district industry for over 30 years, if there are any type of activities that are not related to the clubhouse there will be separate fees that will not be paid out of taxpayer's money.

Agenda

Project Reports

John Gilmartin:

There is a dilapidated pier that is on the topic of concern in Bubbling Springs that will be presented at the town meeting on September 11, 2023. The town has no ordinance on this subject, but the LLLMD did some research and found out otherwise. The DNR has criteria that states if a pier can't be replaced for less than 50% then the pier can be considered a nuisance and must be either removed or repaired. The LLLMD is going to the town to have the ordinance amended. They will determine if it goes forward which will be a statute right from the Wisconsin DNR that will determine what will be done.

Jim Kroeplin:

Water levels are low.

Water safety patrol. The season has been good, generally safe but we still need people out on the boats to be aware of what is going on around them.

Greg Wisnewski:

Aquatic Plant Management: All time high this season with weed pickup. We have 2 guys working on the machines and need more people to run the weed harvesters. New equipment is doing well. Old harvester is still working too.

Don Sukala:

Town is doing their preliminary budgets. The fire department used to have spring dances and this year sent out a mailer and received \$50,000 through the mail.

Dean Bostrom:

Clean Boats Clean Waters: Doing well, monitoring the ramps.

Golf course: Golf is up, revenues are up. Sparky is finishing up the #3 t-box forward.

New forward t-box in the spring.

Greg Wisnewski:

Treasures report: The golf course has a separate operating account. We have a total of 11 accounts. They are always posted at every meeting and online. The profit and lost statements are all on the website.

In terms of the operating costs, for the first part of the budget this year we are at \$307,155.00 for Operating and reserve accounts for 2024. Motion to accept this amount. We will add the \$80,000 if the building of the Clubhouse is approved.

Motion to accept 1st - Kevin Roby 2nd- Grant Sabo

All in favor

Motion approved.

Results from the Clubhouse Vote:

57 – NO

466 – YES

Votes cast with a signed affidavit 28 - YES, 5 - NO

Clubhouse Passes!

Meeting adjourned 11:53 am