

Lauderdale Lakes Lake Management District
N7498 Country Club Dr.
Elkhorn, WI 53121

TEMP – Return Service Requested



DISTRICT DIALOGUE



VOLUME 29, NUMBER 1
AUGUST, 2018

DISTRICT DIALOGUE

Volume 29, Number 1 August, 2018

Dear Lauderdale Property Owner,

Early this year I stepped into the role of Chairman of the Lake District when Scott Mason announced his resignation. This has afforded me a chance to thoroughly review Lake District purposes and activities. I will take this opportunity to share with you a few of my thoughts and review of the Lake District and its activities and achievements.

The District was formed in 1991 generally under the supervision of Jerry Petersen, Pete Donoghue, Herb Sharpless and Scott Mason. The formation of the District followed State Statutes created to enable certain areas blessed with resources, such as Lauderdale Lakes, to have direct input and control of the protection of our special resources. As you know, the Lake District is a taxing entity and the Board is made up of Commissioners who volunteer their time to help achieve the goals of the Lake District.

Early on, the environmental effect of leaky septic fields was one of the concerns that led the founders to establish our Lake District. They organized, and with the resources afforded by the District, purchased a “sniffer” to check and monitor the lake for detrimental chemicals. Later, Wisconsin law changed and required the pumping of most septic systems every three years. The Lake District pursued this responsibility to insure proper septic performance without detrimental consequences to our Lake.

In the mid-1990s, a developer proposed to develop the Lauderdale Country Club into condominiums. It was the strong belief that the Country Club presented a beautiful open space asset to the entire lake community. In order to protect an already crowded lake from having even more boat traffic and to preserve the open space and recreation provided by the golf course, the District acted to purchase the Country Club. Our previous chairman, Scott Mason, was very involved in making this happen. We thank him for his oversight and effort in this important project. Since then, he oversaw its rezoning and the placement of an environmental easement over the golf course to protect it as the important resource it is.

The weed harvesting program was started to rid the lake of weeds that would hinder safe navigation and load the lake with nutrients from decaying weeds. Numerous other environmental projects have also been undertaken including shoreline restoration, establishment of storm water detention ponds to detain farm water run off directly into the lake, clearing of invasive species, and education about the Lakes.

Both the Town of LaGrange and the Lake District used to run a Water Safety Patrol. These two Patrols were merged in a cooperative effort between the Town and the District. This arrangement is more efficient and allows the Lake community a larger voice in its management. The District has had direct input with the Town on decisions relating to boating hours, ordinances, buoy placement, and other restrictions. The Safety Patrol offers two annual boating classes and other educational opportunities. Lauderdale's typical boat density per acre of water is one of the higher densities for lakes in Wisconsin, therefore the presence of the Safety Patrol is crucial to maintaining a safe boating environment.

Several years ago, the District replaced the outflow culverts that caused the lake to reach high "no wake" limits after large rains. The "No Wake" occurrences have diminished significantly since the replacement of the culverts.

I realize that as a community we have different views on many matters, and in guiding the Lake District I will do my best to listen to these differing views and to consider them as we move forward making decisions for the future benefit of the great resources for which we are responsible.

Like many of your families, my family moved to Lauderdale Lakes generations ago, in 1910. I met my wife, whose family moved to Lauderdale in the 20s, at the Lake. My involvement with the Lake District stems from this history and knowing the importance of preserving the lakes for generations to come. It is in this sense that our entire board looks forward to working with all our Lauderdale neighbors for the good of the lake.

Jack Sorenson
District Board Chairman

LAUDERDALE LAKES
LAKE MANAGEMENT DISTRICT
ANNUAL MEETING & BUDGET HEARING

LUTHERDALE BIBLE CAMP CHAPEL, N7891 HWY. 12
SEPTEMBER 1, 2018
REGISTRATION BEGINS AT 9:30 AM
MEETING BEGINS AT 10:00 AM

BUDGET HEARING & MEETING AGENDA

1. Approval of the agenda
2. Approval of 2017 minutes
3. Introduction of and Recognition of Commissioners
4. Commissioner Election
5. Water Safety Patrol Report
6. Septic Report
7. Golf Course Report
8. Environmental Projects Report
9. Bylaws Discussion and Vote
10. Aquatic Plant Management Report
11. Update on Community Building and Club House
12. Outflow Dam Update & Report
13. Treasurer's Report
14. Amendments
15. Approval of 2019 Budget & Tax Levy
16. Other Business

COMMISSIONER NOMINATIONS

Jim Kroeplin

The District Board is comprised of five elected Commissioners, each serving staggered three-year terms. In most years, two Commissioners are up for reelection, although every third year only one commissioner is up for election. This year, positions #4 and #5 held by John Summers and Jack Sorenson, respectively, are up for election. John and Jack have filed nomination papers and are willing to serve another term. Bill Hamilton has also filed nomination papers and is running for seat #4.

Please see the Voter Information and Guidelines below for details regarding voting.

LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT **2018 ANNUAL MEETING** **Voter Information and Guidelines**

The Lauderdale Lakes Lake Management District (“District”) thanks you for taking time to participate and vote at the Annual Meeting. Your Board is a Board of volunteers and we all work together in a democratic process that provides direction and guidance for the recreational enjoyment, preservation and safety of our natural resource, Lauderdale Lakes. We value the input of all “electors” and “property owners” within the District and as such want to inform you of some of the guidelines for our Annual Meeting.

We thank you in advance for your participation.

Registration:

Registration will occur as it has in past years, beginning at 9:30 AM at Lutherdale. We use the most current listing of District Residents to which we have access. The registration is organized alphabetically and if you have evidence that you are qualified to vote, you will then initial next to your name on the registrar’s listing and you will be issued a ballot. We will use Walworth County tax rolls and LaGrange & Sugar Creek voter registration lists to verify elector status and distribute ballots. If for some reason your name is not on the registrar’s list or your qualifications are unclear, you may sign an “Affidavit” swearing to be a qualified elector or

resident within the boundaries of the District and you will be issued a ballot.

All qualified electors and property owners within the District have the right to vote. The following describes who is qualified to vote:

- All “electors” within the District are entitled to vote at the annual meeting and so are all “property owners” provided each elector and/or property owner is a U.S. citizen and 18 years of age or older on or prior to election day.
- An “elector” includes everyone residing in the District whether they own or rent the property at which they reside. They must have resided in the District for 10 days before the election. An elector may be disqualified as a result of incompetency or by reason of conviction of treason, felony, or bribery unless pardoned.
- A “property owner” includes anyone named as an owner of property who has title to property in the District. A spouse of a named property owner may also vote under the Wisconsin Marital Property Law. No one who is not a titleholder or an owner of property can vote unless they qualify as an elector as described above.
- Only one vote can be cast by any elector whether by virtue of ownership of property or elector status within the District, regardless of how many properties are owned by that person.
- If a property is owned in a trust the trustee may vote and if there is a co-trustee they have equal authority to vote, e.g. a married couple owning property in trust in which they are each a co-trustee. If a property has only one trustee who is married, both spouses may vote as “property owners” under Wisconsin’s marital property law.
- If a property is owned in a foundation, corporation, association, or organization, only the person who is the official representative, officer or employee who is authorized to vote can vote unless the owner of

the entity is a married couple then both spouses may vote as “property owners” under Wisconsin’s marital property law.

Voting:

As in prior years, anyone wishing to vote must be an elector of the Lake District and be present at the time the vote is called. Absentee and proxy voting is prohibited by Wisconsin Statutes.

A frequent question concerns property owners who own more than one lake property. Wisconsin State law is clear regarding voting - “one person, one vote”. This is no different than any other municipal election.

District Boundaries:

The general boundaries of the District include the following: to the east, the boundary is the west side of Highway 12/67, to the north the boundary is the south side of Territorial Road, to the west the boundary is the east side of Highway H and the southern boundary is generally Plantation Road; there are several exceptions to this, if you are unsure of your qualification check your tax bill to see if you have a Lake District line item listed.

Open Debate:

From time to time there will be questions or comments on various issues. Since we are all giving up our weekend “lake time” we would like the meeting to run as efficiently as possible out of respect for each attendee, and to properly handle the business of the District. We want to give everyone a chance to be heard and we all want to know what others are saying. We ask that you make your comments as briefly and succinctly as possible and are quiet in order that others may have the same opportunity. We are all volunteers and the Chairman and board members will do their best to facilitate open and helpful dialog.

Finally:

We are very fortunate to live in an area with such rich resources. The Lake District allows us to manage and govern our resources at a very local level with relatively low cost. Let us set an example of respectful leadership so that generations in the future have the same opportunities that we have enjoyed.

COMMISSIONER CANDIDATES

Commissioner Position #4

John Summers

I am John Summers, the incumbent commissioner for position #4, and I am running for reelection. I currently oversee the pier inspection and septic pumping projects.

During my time on the Lake Management District Board, I secured a 6-year septic pumping contract for the District. I instituted a change to that program, so we are now receiving photographs with septic locations for each address to make future pumping more efficient as we work to maintain our lake's water quality.

I am working with the Town of LaGrange on a new Pier Inspection agreement for the Lake District. I have also been actively involved, volunteering my time and skills to make some updates to our current facilities, while studying the clubhouse building at the Country Club as we try to determine our way forward.

My wife, Janet, and I have been property owners on Lauderdale Lakes for 24 years and have lived here full time for 14 years since I retired from the Broadview Fire Dept. after 29 years. I currently own and operate Summers Home Services, providing work as a handyman primarily for Lauderdale Lakes residents.

In addition to my career on the Fire Department, I also spent many years working in the building trades and in the boat industry in boat sales and as a mechanic. I also worked as the Code Enforcement Officer for the City of Lake Geneva for several years under the direction of the Building Inspector and Zoning Administrator.

My experience working in a wide variety of professions gives me a unique perspective on issues and experience in handling difficulties when they arise.

I would appreciate your vote and look forward to continuing to serve our community.

Commissioner Position #4

Bill Hamilton

My name is Bill Hamilton. I am a candidate for Lake District Commissioner. I chose to run to reinforce what the Lake District has done since its inception: improve the quality of the lake and maintain a safe environment. I want to be a Commissioner to build on what has been done over the years. Equally important, I want to bring fresh, new vision to the board. Among my goals are to build community involvement; create better avenues of communication with all residents of the district; financial transparency; and being fiscally responsible when presenting future projects.

Lauderdale Lakes is a great place, but will only stay that way if it has an engaged and informed community of residents. I can help create an environment where people will want to be involved in the decisions affecting the operation of our Lake District and in helping to create the future of our community.

I have experienced the lake my entire life thanks to my grandmother's persistence in encouraging my grandfather to own a cabin on the lake. Was she ever right! Memories, lasting friendships, family gatherings are the highlight of my years growing up. Roxanne, my wife, and I are carrying on the legacy my grandmother created. The lake is now our home where we can pass the love and appreciation of the lake on to the next generation of Hamilton's.

I am employed by Comcast Business as an account executive. Prior to moving to the lake, I served on the board of directors for my homeowners association for eleven years, I served as president of our church council. My business management and leadership style would benefit the work of the Lake District.

Please attend the LLLMD annual meeting September 1, 2018 at Lutherdale Bible Camp. Registration begins at 9:30 a.m. Meeting begins at 10:00 a.m. You must be present for your vote to count.

I would consider it to be a great honor to serve on the Board and be your advocate for our wonderful community.

With thanks,
Bill

Commissioner Position #5

Jack Sorenson

I am Jack Sorenson, current Chairman of the Lake District Board. As I mentioned in the introductory article for this District Dialogue, I joined the District Board to try to help with the important work that the District is charged with doing for the good of the lake for years to come. I have enjoyed getting to know and working with many dedicated volunteers who have helped to carry this mission forward.

My family has had property at Lauderdale since 1910 and now that I am a grandfather, I would like for my grandchildren's children to be able to enjoy the same natural resources that we have enjoyed.

I have held many leadership positions in my business career, church, and children's activity groups. I believe that it is important to listen to concerns of those we represent in any leadership position. Our current dedicated board has listened to and taken action to be more transparent with meeting minutes, financial information, and board meeting interaction for future planning concerns.

I would appreciate your vote and I will continue to work toward the District's goals and for the good of the Lake District in a cooperative fashion.

WEB SITE

Jack Sorenson

We now have 750 people who have provided their email addresses through the "Subscribe" function of our website – with over 1600 property owners in the lake district, we would like to increase the number of subscribers. Subscribers receive email notices of meetings and are able to stay better informed about events in the community.

To subscribe to our email list, go to our web site and click the "Subscribe" button. You will see a form which can be easily completed so that you begin receiving email updates. Once subscribed, you will automatically receive email notifications of

meetings and special notifications of time sensitive or safety related information.

I encourage you to visit the web site and stay informed.

www.lauderdalelakedistrict.com

**AQUATIC PLANT MANAGEMENT
ALIAS: WEED HARVESTING**

Greg Wisniewski

For 26 years Lauderdale Lakes Lake Management District has been performing what the DNR calls mechanical plant harvesting. To be allowed to perform mechanical aquatic plant harvesting, we are required to have an aquatic expert sample the lake plant material and develop harvesting recommendations in accordance with best practices. Our Aquatic Plant Management Plan was updated in 2015, and based on that plan, we have been issued a five-year Mechanical Harvesting Permit. The purpose and scope of the Aquatic Plant Management Program allows us to:

- Control the spread of invasive plants that can restrict use of the Lakes. These invasive plants, if left unchecked, can restrict boating when they become very dense. Additionally, these same invasive species choke out the native plants.
- Reduce the amount of decaying plant material in our Lakes. The aquatic plant floaters are generated by powerboat movement and natural release of plants from the lake bottom. After several weeks, these floaters begin to deteriorate and become additional lake sediment.
- Reduce invasive species which allows the native plants to continue to grow and contribute to the overall well-being of the Lakes. Plants provide oxygen, which is necessary for all life in the Lakes.
- Specifically target invasive species and endeavor to provide suitable navigation channels, where allowed, even in the DNR designated sensitive areas.

Our DNR permitted harvesting program does not allow us to cut inside the pier head. Shore yard maintenance inside the pier head is at the discretion of the riparian owner.

In mid to late summer plant growth is very vigorous. As we have only one harvester, we must target the areas with the most invasive species and keep the channels navigable. This results in plants becoming more obtrusive. Some of the native plants even grow above the water and become much more observable; however, these plants generally do not affect navigation.

We try to harvest all areas of the lake with plant material at least twice a year; however, in the latter portion of the summer, we are compelled to optimize the equipment by removing areas with the densest plant material.

The 2015-2019 Lauderdale Lakes Aquatic Plant Management Plan is on our website and provides a detailed description of locations and how we are allowed to harvest plant materials.

Some riparian owners experience floaters within their pier head. Removal provides significant improvement of water quality as you are removing future lake sediment. Sadly, most of these areas are not accessible to the harvesting equipment; nor does the DNR allow cutting inside the pier head.

Our well-seasoned crew of Mike, Joe, Pat, and Steve do an awesome job in manning and maintaining the equipment. This maintenance keeps our 26-year-old equipment operating satisfactorily without paying the high cost of returning the equipment to the manufacturer for rehabilitation.

For weed harvesting questions or concerns call 262-742-4511 and ask for Mike Bromeland or Joe Johnson.

For safety reasons, as the harvester is difficult to maneuver and get off and on, we can no longer retrieve weeds from piers.

CLEAN BOATS, CLEAN WATERS

Ron Diederich

We are now in our tenth year of operating the Clean Boats, Clean Waters (CBCW) program. This program is operated with the help of grant money from the DNR. The purpose of the CBCW program is to educate boaters who visit our lakes to check and clean their boats before they launch them and as they remove them. This helps to reduce the transfer of invasive species from one lake to another. We monitor the three boat launches on Lauderdale as well as the launch on Pleasant Lake.

If you know someone who is bringing their boat into our lakes, feel free to tell them about this program. Thanks to all for your help in keeping our lakes in such excellent condition.

GOLF COURSE

Jack Sorenson

I want to thank Chris White for his continued management of the Golf Course, it has been in great shape this year. We started the season with a little snow after the opening followed by plenty of rain in the spring, so we were a little behind in play but have caught back up to our average play of roughly 16,000 rounds per season.

For 2019 we are proposing some improvements to the Golf Course itself, these may be found under the Treasurer's report "Proposed Golf Course Improvements".

If you haven't played the course lately I suggest that you play a round. The scenery is beautiful and the course is kept in wonderful condition. You don't have to be a proficient golfer to enjoy the course. Come on out and play a round, enjoy the manicured open spaces and views of lake from every hole, or just come out and enjoy the beautifully landscaped Myers Park area and practice a few putts on the putting green.

An anonymous donor is helping us to beautify the rain shelters,

so please take note of the shelters near the second and fifth tees, hopefully you will not have to hide from a passing storm!

GOLF COURSE CLUBHOUSE & COMMUNITY CENTER BUILDINGS

Jack Sorenson

We are NOT voting to take definitive action on the questions of remodeling or rebuilding the existing buildings at this Annual Meeting.

As we have been doing all year at our board meetings, we plan on continuing to discuss the pros and cons of our options, and the board is working to receive input from the Lauderdale Lake community. We have not spent any funds on planning or seeking additional information at this time.

Both the clubhouse and the community center are in need of a plan for repair and remodeling or replacement as we move into the near future. Therefore, we have discussed and feel that one of the options below will be the most likely course of action to be taken in the next couple of years.

Currently identified options:

a) Remodeling the Club House:

John Summers has met with several contractors and architects and has inspected the Club House. We believe that remodeling the Club House is an option for consideration. There are some structural considerations, but at this point we do not believe remodeling is out of the question.

The “in-house” estimate for this work is approximately \$550,000 to \$600,000 - with a 20 year loan, the cost per year would be approximately \$7.80 per hundred thousand of property valuation, or divided by number of property owners approximately \$31.34 per owner.

b) Remodeling the west half of the Club House and

rebuilding the east half:

This option would allow the ambiance of the “west wing” to remain while lowering the floor on the east half to the same level as the existing west side.

This would allow for an improved floor plan and functionality.

The “in-house” estimate for this work is approximately \$870,000 - with a 20 year loan, the cost per year would be approximately \$12.13 per hundred thousand of property valuation, or divided by number of property owners approximately \$48.70 per owner.

c) New building:

This option would likely allow for a relocation of the building to a site more visible to Hwy 12. We believe that approximately 4,000 square feet would provide space for our existing uses. This building would be designed to utilize outdoor patio space as well as an ability to add on in the future. Should this option be selected, we believe that both of the existing buildings would eventually be torn down.

The “in-house” estimate for this work is approximately \$1,850,000 - with a 20 year loan, the cost per year would be approximately \$25.00 per hundred thousand of property valuation, or divided by number of property owners approximately \$103.00 per owner.

d) Should Option A or B above be selected, we would presume that the existing community center would remain with a maintenance budget.

The “in-house” estimate for a fairly thorough remodel is approximately \$325,000 - with a 20 year loan, the cost per year would be approximately \$4.53 per hundred thousand of property valuation, or divided by number of property owners approximately \$18.17 per owner.

There are many considerations as these options are considered and we want the input of the community. Therefore, discussions regarding the buildings will be on the agenda at the annual meeting and we may ask for a “straw vote” of current opinion to help direct us on our future planning and action toward this decision.

OUTFLOW DAM UPDATE

Jim Kroeplin

We met with the Sterlingworth Homeowners Association and Wisconsin DNR in late May to answer questions and provide additional information on why the DNR is requiring the easement on the Sterlingworth property. The meeting went well and the needed signatures for approval of the easement were obtained. At this time, the lawyers for LLLMD and the Sterlingworth HOA are in the process of getting the easement properly recorded with Walworth County.

We have contacted the design engineering firm and DNR to confirm that all the necessary permits are valid and up to date. We are working with the previous low bid contractor to understand if there will be an increase in his bid due to the bid being two years old. We feel it would be favorable to work with the previous low bidder, if possible, in lieu of re-bidding the project. Our intent is to have pre-construction items addressed by the end of the summer and construction could begin in the fall. Construction would likely take six to eight weeks and be completed before winter.

PIER INSPECTION

John Summers

The Lake Management District works in cooperation with the Town of LaGrange to administer the pier inspection program. For the last several years, Andi White has handled this job and has done a great job. Earlier this year she asked to resign this position due to other demands on her time - we thank her for her work on this program for the last few years. Until we find a suitable replacement, I will be handling pier permits and inspections. You can reach me at 262-903-1134 or pierinspection@lauderdalelakedistrict.com.

We are currently in talks with the Town of LaGrange to create a new agreement regarding pier inspection duties and the permitting process. If you want to install a new pier or modify an old one, please review the regulations regarding piers on the Lake District webpage. You will also find an application for a pier permit there. **All new piers and replacement piers require a permit.**

Lastly, please know your riparian boundaries before you install your piers. Your pier might be in compliance with the pier ordinance, but your boat or shore station might not. If that happens, you will need to move your pier and shore station. Let's avoid these expensive mistakes!

SEPTIC PUMPING

John Summers

The Lake District septic pumping program began in 1992. The purpose of this program is to prevent failed septic systems from leaking into the lake and contaminating our lake water. Every property with a septic system within the district is pumped and inspected once every 3 years. This not only protects our lake water, but each property with a septic also meets state requirements for pumping and inspection. Our current pumping contractor is Associates Septic Services of Elkhorn. We are in the first year of our second six-year contract with Associates and have been very pleased with them. Andi White deals with the day to day work involved with this program and has done so for several years. She is very capable of dealing with any questions and problems that may arise. If you need assistance or have a question about the program or when your property is due to be pumped, please contact her at awhite@lauderdalelakedistrict.com or 262-348-6538. If you wish to talk to me, please call me at 262-903-1134.

WATER SAFETY PATROL

Ron Diederich

As I go through my first year working with the Water Safety Patrol I need to bring up the most important point first. We as a lake community are so fortunate to have Chief Ken Blanke, Sergeant Jenene Littman, and our force of first-class officers to oversee and operate this important service

on our lakes. Maintaining safety on the lakes is their main responsibility and I hope we all appreciate this.

In 2016 we had seven arrests for operating while intoxicated (OWI). In 2017 we had two of these arrests, and so far for this year, there have been no OWI arrests. This shows a trend that our boaters take this as a serious matter.

Spotter Rule: Early this year, the State of Wisconsin changed the law to allow a water skier to be towed without an observer as long as the boat was equipped with a proper mirror. The important thing to know is this **does not** pertain to our lake. *Boaters on Lauderdale Lakes are required to have a spotter anytime you are pulling skiers, wake boarders, tubers, etc.*

Several years ago, the Water Safety Patrol created a tri-fold brochure entitled “What You Need to Know When Boating on Lauderdale Lakes” which is updated each spring. It summarizes the local boating laws enacted by the Towns of LaGrange and Sugar Creek, is available in plastic boxes at each boat launch, and Officers carry them in our patrol boats. This brochure augments the Wisconsin Statewide boating laws summarized in “The Handbook of Wisconsin Boating Laws and Responsibilities” (which Officers also carry on our patrol boats) published by the Wisconsin Department of Natural Resources. Both documents can be viewed or downloaded on the Water Patrol page of the Lake District website, www.lauderdalelakedistrict.com, or within the Documents section which can be found on the menu bar.

Enjoy your time on the water and be safe!

LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT BYLAWS

Jack Sorenson

When the Lauderdale Lake District was formed, it was initially set up to operate under a set of Bylaws. Since then, the State of Wisconsin has worked to improve Section 33 of the State Statutes which pertain to the formation and operation of Lake Districts throughout the State. The State Statutes trump our Bylaws and must be followed. Therefore, it is important that the Bylaws be reviewed frequently to insure proper alignment in operational rules with the Statutes. Early on, the District Bylaws were modified to match the State Statutes, however today there are some differences which may cause confusion. For example, the State Statute disallows Absentee Ballots, however our Bylaws were not updated to reflect that change. The State Statute must be followed, hence we do not allow Absentee Voting per the State. In order to keep the Bylaws current we would have to pay an attorney to monitor the changes in the Statutes and update our Bylaws whenever there is a change. As an alternative, we may do away with our Bylaws and simply follow the State Statutes which has been recommended by our Lake District attorney and is how the Town of LaGrange and many other municipal entities operate. Should we want to make specific additional rules or regulations specific to our Lake District in the future, we may still do so by adopting ordinances or policies as long as they do not conflict with State Statutes. In July, the Lake District Board unanimously voted to recommend to the electors at the annual meeting to do away with the Lake District Bylaws and simply follow Wisconsin State Statutes as it will be less expensive and will help avoid confusion in the future.

TREASURER'S NOTES

Greg Wisniewski

In the past year, we have simplified the accounting. We now have three operating accounts instead of four and have organized expense categories to align with our approved budget categories. On the treasurer's page of our website, in addition to the accountant's audit reports, we have the district's unaudited revenue/expense summaries for each operating account, providing detailed expenditures of each budget line item. These 2018 revenue and expense statements generally align

with the values under column E of the proposed 2019 budget/ tax levy sheet. Some of these accounting procedure changes have resulted in unusual line item totals during this transition. For instance, insurance is not a negative cost; WSP and the golf course now pay their insurance premiums directly to the vendor and their 2017 reimbursements to the Lake District checking account results in this negative number.

Proposed 2019 Budget / Tax Levy

Current year costs to date for lake district projects are generally on track with partial year expenditures. The projected 2018 total costs are anticipated to be near budget amounts. Some savings in aquatic plant management, environmental projects, insurance, and legal fees may be realized; however only time will tell. The 2019 proposed budget/levy generally replicates the 2018 budget with minor adjustments. Anticipated cash at December 31, 2018 must be estimated and used to offset the proposed tax levy which is shown in the bottom of column G. The proposed tax levy less estimated additional revenues, expenditures, and year-end cash is \$182,459.

Proposed Golf Course Improvement \$30,000

The golf course property purchase loan was repaid in 2014. Since our purchase of the golf course, the maintenance and improvements to the golf course have been solely paid from the golf course operating fund and personal donations. Golf course operating funds do not have surpluses to fund significant improvements to the course or buildings. The Lake District funded approximately two thirds of the property purchase loan and the lake district has funded the purchase of three used golf course mowers.

This proposed golf course improvement fund is for repaving broken asphalt on a golf course path, removing poorly placed bunkers, improving/refurbishing existing bunkers, renovating #4 tee, and making some drainage improvements.

It is estimated that this \$30,000 would accomplish 1/3 to 1/2 of this scope of work.

As this work is not for building replacement/repairs, the board feels that this expenditure should be decided at the annual meeting as an addition to the tax levy and not be deducted from the capital improvement reserve.

If this proposed golf course improvement funding of \$30,000 is approved, the proposed scope of work will be itemized, and a

priority established on what work would be accomplished. This would raise the tax levy to \$212,459.

Proposed 2019 equipment reserve account activity:

Dam reserve \$85,112

These funds were collected to renovate the existing dam structure. This work is to be accomplished shortly and a DNR grant may reduce this expenditure. Final costs are unknown until work is complete.

APM equipment reserve \$108,329

The aquatic plant management equipment replacement cost is approximately \$414,850. The principal piece of equipment we use is the 26-year-old harvester; reportedly the oldest harvester still in use. This is certainly a testament to the ongoing yearly maintenance performed by our personnel. The transporter outboard motor has been problematic in the past. The board's consensus is to not provide additional funding of the APM equipment reserve this year. \$4300 was scheduled.

Water safety patrol equipment reserve \$94,688

The district owns two patrol boats. The engine long block was replaced on boat #449 in 2016 and the outboard motor was replaced on boat #447 this year. Repainting of boat #447 is to be accomplished this winter. As both boats have a remaining useful life of approximately 10 years, a reduction of this reserve fund in the amount of \$45,000 was approved.

Golf course equipment reserve \$50,180

The fairway mower engine failed and was replaced early this summer at a cost of \$6240.

The fairway mower was originally purchased via a loan from the Lake District operating account; monthly payments to the District are being made from the golf course operating account. To simplify accounting, the equipment reserve account would be used to pay off this loan and accordingly remove the golf course funds due to the Lake District which is tracked by the accountant. In review of the golf course equipment, the mowers are in generally satisfactory condition and have a useful life of several years. Of concern is the irrigation pumping system, which has limited serviceability due to its age. If a significant event

occurs, substantial renovation/replacement will be necessary. A continually operating irrigation system on a golf course is not optional. To quickly fund this repair if it is necessary, it was approved that \$45,000 be moved into the golf course equipment reserve. Long term irrigation system alternatives are being researched.

Capital Project fund \$109,131

This fund was collected to inventory, and evaluate our existing community center and clubhouse, prepare an owner's program defining building requirements, prepare repair/replacement alternatives and eventually implement building improvements as approved by Lake District members. As discussed above, further discussions will be continuing. The board will be reviewing additional architectural and engineering expenditures as appropriate to develop construction estimates for the building scheme that is desired by the district membership.

Lauderdale Lakes Lake Management District									
Bank Balances 2016 2017 2018								8/3/2018	
								Book Balances	
Current Operations:								6/30/2018	8/3/2018
			12/31/2016	12/31/2017					
Lake District	Checking	1st Citiz.	\$27,052.26	\$22,601.75	\$11,448.70	\$39,017.58			
	Money Market	1st Citiz.	\$85,895.84	\$12,304.18	\$112,365.59	\$62,377.07			
Lake District Operating Reserve									
	CD	1st Citiz.	\$102,269.01						
	Money Market	1st Citiz.	\$72,289.75						
Reserve Funding 2017									
Aquatic Pit Mgt	Checking	Advia	\$13,152.48	\$0.00	\$0.00	\$0.00			
Water Patrol	Checking	1st Nat.	\$6,264.96	\$7,365.54	\$28,134.85	\$40,610.04			
Operating Accounts			\$306,924.30	\$42,271.47	\$151,949.14	\$142,004.69			
Reserves:									
Dam Reserve		1st Citiz.		\$85,026.81	\$85,111.63	\$85,126.55			
APM Equipment Reserve		1st Nat.	\$59,239.66	\$107,982.10	\$108,329.06	\$108,476.36			
Water Patrol Equip. Reserve		1st Nat.	\$60,171.13	\$109,315.23	\$94,688.14	\$94,816.89			
Golf Equipment Reserve		1st Nat.		\$50,019.73	\$50,180.44	\$43,984.44			
Equipment Reserve			\$119,410.79	\$352,343.87	\$338,309.27	\$332,404.24			
Capital Project Fund:									
	Checking	Advia	\$1,929.10	\$384.27	\$384.27	\$384.27			
	Money Market	Advia	\$115,202.83	\$108,530.65	\$108,747.30	\$108,785.44			
			\$117,131.93	\$108,914.92	\$109,131.57	\$109,169.71			
LL Country Club									
	Checking	Advia	\$27,969.53	\$14,936.09	\$13,964.47	\$34,798.38			
	Money Market	Advia	\$15,018.26	\$30,516.29	\$1,529.75	\$1,530.09			
			\$42,987.79	\$45,452.38	\$15,494.22	\$36,328.47			
Total			\$586,454.81	\$548,982.64	\$614,884.20	\$619,907.11			
Bank Balance	Audit		\$586,455.00						
Book Balance	Audit		\$569,727.00						

**LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT
PROPOSED 2019 EQUIPMENT RESERVE ACCOUNT ACTIVITY**

Sept.1,2018

	Projected Bal. @ 12/31/17	Actual 12/31/17	Change	Actual 6/30/18 w/int.	Proposed 2018/2019 Activity		
					Change	Projected 12/31/18	Notes
Dam Reserve		85,027		85,112		85,500	1
APM Equipment Reserve	107,960	107,982		108,329	No add'l funding	108,700	
Water Patrol Equip. Reserve	109,291	109,315					
Outboard Engine Rep.			-15,437	94,688			
Reduce Reserve \$45,000					-45000		2
						50,000	
Golf Equipment Reserve	50,000	50,020		50,180			
Fairway Mower Engine Rep.					-6,240		3
Fairway Mower Loan Payoff					-12,967		4
Add'l Golf Course Equip. Funding					45000		5
						75,973	
Capital Project Fund:	122,282						
Balance 2017 Services	-13,367						
		108,915		109,131			
						109,131	

Notes:

1. Revision of dam structure in progress; DNR grant may reduce costs.
2. Water safety patrol equipment reserve reduced by \$45,000.
3. Golf course equipment reserve to fund engine replacement
4. Golf course equipment reserve to pay off district loan on fairway mower/accountant funds due.
5. Provide additional funding of golf course equipment reserve of \$45,000.

For APM, WSP, and Golf Course equipment lists and replacement costs see website, treasurer's page.

**LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT
PROPOSED 2019 BUDGET / TAX LEVY**

Sept., 1, 2018

	A	B	C	D	E	F	G
1	PROJECTS		2017 Rev/Exp. (unaudited)	2018 Approved Budget	2018 Rev/Exp YTD 6/30	2018 Projected 12/31	2019 Proposed Budget
2	Aquatic Plant Management W/O Add'l Res.		47,613	49,550	16,850	50,000	50,000
3							
4	Dam Maintenance		248	4,000	1,210	4,000	3,000
5	Septic Pumping						
6	Pumping Cost	52,408					
7	Special Charge Receipts Lagrange Sugar Cr	(48,771)					
8	Net Septic Pumping		3,637	2,600	(28,966)	2,000	2,600
9							
10	Environmental Projects		17,400	21,500	4,238	21,000	21,000
11	Clean Boats Clean Waters						
12	Cost	7,725					
13	Clean Boats Clean Waters Grant Receipts	(5,794)					
14	Net Clean Boats Clean Waters		1,931	2,000	120	2,000	2,000
15							
16	Pier Inspection & Permit Fee Receipts		961	2,750	788	3,000	4,000
17							
18	Insurance W/O WSP & Golf		30,379	10,600	(3,318)	10,000	15,000
19							
20	Professional Services						
21	Professional Fees - Legal		4,290	10,000	-	10,000	10,000
22	Professional Fees - Accounting & Audit		7,830	10,400	2,147	10,000	10,400
23	Professional Fees - Hwy 12 Consultant		15,625	18,000	7,500	9,000	-
24	General Lake District Costs - Administration, Communication, Community Center, Maintenance Building		28,154	18,822	14,095	20,000	30,000
25							
26	Water Safety Patrol						
27	State Aid & Town of LaGrange Receipts	(100,944)			(67,646)		
28	Cost /Reimbursement to Lagrange	117,261			103,305		
29	WSP Rev. / Exp. Net	7,387					
30	Net Water Safety Patrol		23,704	46,200		54,000	48,000
31	Total		181,772		50,323		
32	Golf Course						
33	Income		269,681		108,384		
34	Other income		4,460		13		
35	Cost of goods sold		(42,184)		(16,247)		
36	Expenses		(215,709)		(98,976)		
37	Net Golf Course		16,248		(6,826)		
38	Contingency Fund/Cash Year End			50,000	-	50,000	60,000
39							
40	Total Budget Expenses			246,422		245,000	256,000
41							
42	Cash June 30, 2018						167,443
43	Additional 2018 Projected Exp. thru 12/31/18						(194,677)
44	Balance 2018 Tax Levy						60,775
45	Tn of LaGrange WSP Funding 40k						40,000
46	Cash Available at January 1			43,652			73,541
47							
48	Tax Levy		214,200	202,770			182,459
49	Proposed golf course improv.						30,000
50	Tax Levy w/ Golf Course Imp.						212,459
51	For additional detail of revenue and expenses, columns C and E, see website.						

LAKE DISTRICT CONTACT INFORMATION

For the most current information, go to our website:

www.lauderdalelakedistrict.com

Lauderdale Lakes Lake Management District

N7498 Country Club Drive • Elkhorn, WI 53121 • (262) 642-1690

Jack Sorenson – Chairman jsorenson@lauderdalelakedistrict.com
Golf Course, Environmental & Insurance 847-742-8200

Greg Wisniewski gwisniewski@lauderdalelakedistrict.com
Treasurer 262-742-4800
Aquatic Plant Management

Jim Kroepelin – Secretary jkroepelin@lauderdalelakedistrict.com
Outflow Dam 815-222-2339

John Summers jsummers@lauderdalelakedistrict.com
Pier Inspection & Septic Pumping 262-903-1134

Ron Diederich rdiederich@lauderdalelakedistrict.com
Water Safety Patrol & 847-542-5802
Clean Boats, Clean Waters

Sue Pruessing spruessing@lauderdalelakedistrict.com
Walworth County appointee 262-949-1545

Don Sukala dsukala@lauderdalelakedistrict.com
Town of LaGrange appointee 262-742-2177

Ken Blanke watersafetypatrol@lauderdalelakedistrict.com
Water Safety Patrol 262-742-4300

Mike Bromeland weedharvesting@lauderdalelakedistrict.com
& Joe Johnson 262-742-4511
Aquatic Plant Management (prompt #1)

Pier Inspection pierinspection@lauderdalelakedistrict.com
262-903-1134

Andrea White awhite@lauderdalelakedistrict.com
Septic Pumping, Community 262-348-6538
Center Scheduling, General Info

Chris White lauderdalelakesgolf@gmail.com
Lauderdale Lakes Country Club 262-742-2454

LLLMD Operations Building 262-742-4511

