

**LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT
BOARD OF COMMISSIONERS**

The Lauderdale Lakes Lake Management District meeting on Saturday, April 12th, 2025 at 8:00 AM at the **Lauderdale Lakes Community Center** located at N7511 Sterlingworth Drive, Elkhorn, WI 53121

MINUTES

1. Roll Call

Dean Bostrom	Present
Mike Cochrane	Present via Zoom
Jane Larsen	Present
Ken Partyka	Present
Jim Kroeplin	Present
Brian Holt	Present (late)
Don Sukala	Present

2. Approve Agenda

The Agenda was unanimously approved on a Sukala/Partyka motion.

3. Approve Minutes from January 11th, 2025 Meeting

The minutes from the January 11, 2025 board meeting were unanimously approved on a Kroeplin/Larsen motion.

4. Open Comments

Wake boat concerns are still being discussed. East Troy is considering an ordinance for Lake Beulah. There was a recent meeting that showed damage to a depth of 30'. The State is not planning on passing any regulation, but they say they will back the Towns that do pass ordinances limiting wake boats.

There are a lot of muskrats in Sterlingworth Bay. Residents have been working with a trapper to help control the problem. Next year, 2026 will be 250th anniversary of the USA. Planning on a big fireworks show. We need donations!

5. Clubhouse Update/Committee Updates

❖ Construction/Building Committee

Dean Bostrom provided an update on the clubhouse project; Jack McAndrews, Jack Sorenson and Dale Hargraves are managing the construction for the District. Mark Pulokas has been retained to confirm that construction is being completed per the plans and specifications. We did spend an additional \$14950 for winter conditions but it was worth it. The building is almost 100% enclosed so interior work is progressing. Radiant floor heat was installed by volunteers in the basement floor. Tentative completion is sometime in July 2025.

LLIA will be installing and maintaining a rain garden on the west side of the clubhouse near the first tee. They are also working with the Town on an infiltration trench along Country Club Drive.

Discussed coordinating maintenance contracts for all of the buildings.

❖ Land Planning

The focus of the Land Planning committee currently is on the club storage building. It will be placed just west of the practice green. Don Henderson, Peter VanKampen, Pauley Lopardo and Linda Johnson are on the committee. The building is proposed to be 12'x28' and will be located between the parking lot and practice green. The construction is planned to be completed with volunteer labor in late spring / early summer 2025. Berms and netting will also be installed to protect the parking area and the new clubhouse. Pickleball courts are still being discussed and uses of the Community Center are still being evaluated. They are also looking at future parking needs.

❖ Fundraising

Monthly newsletters are being sent out providing more updates and also information on upcoming fund raising events.

The pavers have contributed \$122,000 towards the clubhouse.

Tree sales are ongoing with Tracy Bostrom coordinating them.

Planning on a Grand Opening on August 23, 2025

❖ Communications

Working on re-building the websites for LLLMD and the golf course.

Soon to come, online tee times, and resident ID cards.

6. Ratify awarded construction bids for new clubhouse.

Jack McAndrews and Jack Sorenson were previously authorized by the Board to award construction contracts. Dean Bostrom and Jim Kroeplin were Board representatives to assist in review of the bids received. The list of awarded bids to date was read aloud by Dean Bostrom. The total amount awarded to date is \$623,508.19.

Total ratified to date is approximately \$1,300,000.

The list of bids to be ratified by the board is attached to these minutes. These bids were unanimously approved on a Kroeplin/Partyka motion.

7. Ratify purchase of Golf Course mower

A used Toro, rough mower was purchased for \$35,000.

This was unanimously approved on a Cochrane/Kroeplin motion.

8. Chairman's Report

There will be a SWRPC High Quality Waters workshop on May 3, 2025. Middle Lake is classified as a High Quality Lake.

Clean Lakes Community breakfast will be held Tuesday, May 13, 2025 in Madison, WI

Hiring Fair at Elkhorn High School on April 24, 2025. 11:00-1:00

9. Project reports

Jim Kroeplin

Dam – The water level was 884.70 about a week ago. We will be having our consultant complete a bi-annual dam inspection this summer.

Water Patrol – We have a new Chief of the Water Patrol, Dan Markus. He was an officer for the past few years. He has some good ideas and energy.

The Town of LaGrange voted to terminate the agreement regarding the water patrol. Per the agreement either party could terminate with a seasons notice.

Plan to have boats in the water in early to mid May and begin patrols.

Waiting for DNR reimbursement funds.

Purple Loosestrife – The contractor we used last summer is out of business. We have two others we are talking with to get proposals. Costs to be shared with LLIA 50/50.

Jane Larsen –

Septics – Reminders of the pumping schedule will be sent out via social media. Pumping should begin in mid April.

Clean Boats Clean Waters – There are 3 employees for CBCW this year. New signage will be installed at the ramps and new bumpers on the piers. Plan to get new kiosks installed at the ramps also.

A new invasive species of mussel has been found in Lake Geneva. Larger than zebra mussels but a definite concern.

Ken Partyka –

A new US flag was installed on the Community Center flag pole.

Aquatic Plant Management – Secured a \$10,000 DNR grant for weed sampling as part of the 2025 weed harvesting plan.

We need to get a one year extension for the current permit.

Getting bids for a new weed harvesting pickup truck.

Ken attended the Healthy Lakes convention this spring.
The weed harvesting employees will be attending a weed harvesting workshop in May to learn more about the harvesters.
Pier Permits – Wants to help people understand when permits are needed for pier work. Article in LLIA spring newsletter.
Weeds are treated chemically at Pleasant Lake and one small area on Lauderdale. It is not desired by DNR.
There is a private dredging operation going on in the bay east of the channel between Mill and Middle lakes

Don Sukala – All Town properties will be reassessed this year.
Slow No Wake buoys are being installed around the lakes.

Brian Holt – Nothing

Dean Bostrom –
Golf Course – Golf course opened April 1, 2025. Starting hole is #8. Temporary clubhouse is in the Maintenance Bldg.
Online tee times are coming soon thru Golf Now

10. Treasurers Report – Mike Cochrane

Mike discussed the District financials including reserve accounts and clubhouse expenditures.

We have drawn \$700,000 from the loan so far. The balance will likely be drawn in May.

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11. Next Board Meeting

The next Board meeting is scheduled for Saturday April 26, 2025, 8:00 AM at the Community Center to approve the purchase of the new weed harvesting truck.

The next regular board meeting will be June 14, 2025, 8:00AM

12. Adjournment

The meeting was unanimously adjourned at 9:45 AM on a Kroeplin / Sukala motion.

A Zoom recording of the meeting is also available on the Lake District website

Minutes respectfully submitted by Jim Kroeplin, Secretary

Attachments; List of Awarded Bids Ratified

LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT
STATEMENT OF REVENUE AND EXPENSES
THREE MONTHS ENDED MARCH 31, 2025

Revenue	
Tax Revenue La Grange	187,700.48
Tax Revenue Sugar Creek	18,138.28
WI Surface Water Grant	6,787.50
Septic Reimbursement - La Grange	68,072.00
Septic Reimbursement - Sugar Creek	11,704.00
Interest	<u>5.44</u> 292,407.70
Expenses	
Aquatic Plant Management	1,115.38
Pier Inspection Payroll	450.00
Insurance	20,644.69
Professional Fees	
Legal	2,401.00
Accounting	1,218.00
Accounting Payroll	284.00
Administrative Payroll	12,558.70
Supplies	712.05
Website	107.82
Community Center	
Maintenance	90.53
Rent	-2,400.00
Utilities	1,420.07
Maintenance Building	
Utilities	<u>1,226.39</u> 39,828.63
Ordinary Income	252,579.07
Other Income	
Dividend Income	<u>837.00</u>
Excess of Revenue over Expenses	253,416.07
Cash beginning of period	<u>92,102.50</u>
Cash end of period	<u><u>345,518.57</u></u>

LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT
WATER SAFETY PATROL
STATEMENT OF REVENUE AND EXPENSES
THREE MONTHS ENDED MARCH 31, 2025

Revenue	
Town of LaGrange Reimbursement	<u>3,500.00</u>
Expenses	
Payroll	1,930.39
Payroll Taxes	415.92
Boat Maintenance	150.00
Telephones	349.06
Communication - other	226.76
Computer and internet	539.33
Uniforms	182.99
Insurance	<u>4,713.74</u>
	<u>8,508.19</u>
	-5,008.19
Cash beginning of period	<u>19,670.09</u>
Cash end of period	<u><u>14,661.90</u></u>

At the April 13, 2024 meeting, the board approved the Lauderdale Lakes Country Club New Clubhouse Proposed Bidding Procedure as prepared by the lake district's legal counsel. The Bidding Procedure authorized Jack McAndrews, Clubhouse Construction Project Manager and Jack Sorenson, Chairman of the Clubhouse Construction Committee to act on behalf and represent the LLLMD Board on all matters relating to the design, construction, bidding and awarding of contracts to the lowest responsible bidder. Board Commissioners Dean Bostrom and Jim Kroeplin were assigned the responsibility of overseeing the implementation of the approved Bidding Procedure. The Board of Commissioners will ratify the award of all bids at a public board meeting.

Throughout the construction of the new clubhouse, the LLLMD will be fulfilling the role of General Contractor with Jack McAndrews, Jack Sorsenson, and Dale Hargraves working together to oversee construction along with Structural Engineer Mark Pulokas.

At the January 11, 2025 Board meeting, the board ratified 17 contracts totaling \$679,443.61. This amount includes approved change orders to date. Below are 14 additional contracts totalling \$623,508.19 which require the board ratification. Total contracts awarded including the 14 contracts below equals \$1,302,951.80.

Line	Ratified	Division	Company	Total Cost & M (L)
030	1/11/25	Division 02 - Demolition:	Balestrieri Environmental & Development, Inc.	\$25,000.00
040	1/11/25	Division 03 - Concrete - Foundation	Covers Concrete Contractors	\$149,500.00
050	1/11/25	Division 03 - Concrete - <i>Winter Conditions</i>	Covers Concrete Contractors	\$14,950.00
070	1/11/25	Division 05 10 - Metals - Structural Steel	Residential Steel Fabricators	\$6,095.00
080	1/11/25	Division 05 50 - Metals - Hand Rails	RC Weld	\$8,825.00
0110	1/11/25	Division 06 17 53- Rough Carpentry- Timber Trusses (<i>Mat'L Only</i>)	Northern Log Supply, LLC	\$36,368.57

0230	1/11/25	Division 08 53 01 - Openings - Windows (Mat'L Only)	Feldco	\$0.00
0290	1/11/25	Division 09 20 - Finishes - Drywall:	Selcor	\$19,000.00
0300	1/11/25	Division 09 90 - Finishes - Painting:	Blair Painting	\$27,100.00
0340	1/11/25	Division 10 - Specialties - Bar Equipment:	Kessenich Bar Equipment	\$37,543.04
0430	1/11/25	Division 26 - Electric:	Adams Electric	\$84,686.00
0450	1/11/25	Division 31 - Site Work, Demo, Excavation, Grading:	Liebsle Services	\$53,030.00
0460	1/11/25	Division 32 - Exterior Improvements - Landscaping:	BK Property Management	\$95,605.00
0470	1/11/25	Division 32 - Exterior Improvements - Flatwork, Walks, Patio	Covers Concrete Contractors	\$41,180.00
0480	1/11/25	Division 33 01 - Water & Waste Water - Well Abandonment:	O'Leary	\$2,200.00
0500	1/11/25	Division 46 - Water & Waste Water - Well:	O'Leary	\$26,421.00
0510	1/11/25	Division 46 - Water & Waste Water - Septic:	J&H Soil Testing	\$51,940.00

Subtotal = \$679,443.61

060	4/12/2025	Division 04 - Masonry:	Moran Masonry	\$87,000.00
090	4/12/2025	Division 06 10- Rough Carpentry- Framing (Mat'L Only)	Accurate Housing Sys.	\$52,475.00
0100	4/12/2025	Division 06 10- Rou gh Carpentry- Framing (Labor Only)	America's Carpenter Contractor	\$88,591.00
0130	4/12/2025	Division 06 14 - Finish Carpentry - Trim & Int. Doors (Mat'L Only)	RP Lumber	\$12,775.77
0180	4/12/2025	Division 08 12 - Openings - Exterior Doors (Mat'L Only)	RP Lumber	\$26,784.42
0240	4/12/2025	Division 08 53 02 - Openings - Windows (Labor Only)	America's Carpenter Contractor	\$6,786.00
0260	4/12/2025	Division 08 35 - Openings - Bar Window To Patio(Mat'L Only)	NanaWall	\$9,641.00
0310	4/12/2025	Division 07 - Finishes - Roofing:	All American	\$16,450.00
0320	4/12/2025	Division 07 - Finishes - Siding, Facia, Soffit, Gutters:	All American	\$66,230.00
0370	4/12/2025	Division 11 - Equipment - Elevator:	Garaventa Lift	\$69,566.00
0410	4/12/2025	Division 22 - Plumbing	Southern Lakes	\$38,960.00
0420	4/12/2025	Division 23 - HVAC:	O'Leary	\$64,075.00
0490	4/12/2025	Division 33 11 - Water & Waste Water - Well Drilling:	Sam's Well Drilling	\$17,674.00
0520	4/12/2025	Division 48 - Electric Power Generation - Generator:	Adams Electric	\$66,500.00

Subtotal = \$623,508.19

