



**LAUDERDALE LAKES LAKE
MANAGEMENT DISTRICT
MINUTES of 6/30/2018**

Meeting called to order by Chairman Sorenson at 8:00 a.m.

A. Roll Call:

Present: Jack Sorenson, Ron Diederich, Jim Kroepflin, Greg Wisniewski, John Summers, and Don Sukala. Walworth County has appointed Sue Pruessing from the County Board to replace Rick Callaway on the LLLMD board and she will attend the next meeting.

B. Approve Agenda:

The agenda was unanimously approved on a Sukala / Kroepflin motion.

C. Approve Minutes:

A Wisniewski / Summers motion to approve the minutes of May 19, 2018 passed unanimously.

D. Community Comments:

None

E. Treasurer's Report

Wisniewski noted that current account balances (attached) were posted on the website with the Agenda, the 2017 and 2018 year-to-date revenue and expense statements are on the Treasurer's page of the website as well. In 2018, he has adjusted the line items for the operating account to align more closely with our budget, so people can better see where we are. The accountant we use is doing all the payroll and check writing for the district. He is working on the 2019 budget for the annual meeting.

Equipment lists for APM, the golf course and WSP were also attached to the agenda. We have to evaluate where we are with respect to the useful life of the equipment and the replacement costs. APM looks pretty good, and the WSP equipment reserve looks good or may be a little high. The golf course equipment reserve (\$50,000) is something we should look at – the issue there is the pump house. If it goes, we can not repair most of that equipment.

The fairway mower at the golf course blew an engine that had to be replaced. This was \$6260.00 and Wisniewski thought that expense should come out of the equipment reserve. A Summers / Sukala motion to fund the mower repair of \$6260.00 out of the golf course equipment reserve passed unanimously.

An anonymous donor has proposed doing additional work to the restored storm shelters on the golf course. We have done this before – there is zero cost to the district, the district funds the work up front and the donor has repaid us.

Discussion:

- Question: Update on the weed harvester – it is an old piece of equipment, but is in good shape. The technology hasn't changed and we could keep it going with new parts for a long time – the problem with it is the steel tank. The transporter engine is also not reliable, it may be time to do something about that.
- Wisniewski also mentioned that some residents have wanted the harvester to pull up to their piers to collect weeds. The equipment isn't made for this – there is no easy way to get on and off the equipment and someone is going to get hurt. It also removes us from the area where we are harvesting. If people have floaters that the harvester can pick up, that is what the equipment is made for. We can no longer pick weeds up from piers. We can now pick up floaters from inside the pierhead (if the large equipment can get in there).

F. Continued Community Center, Club House Facilities Discussion

Sorenson noted that we are not close to being ready to go to a vote on anything this year. We are not planning to get bids and be ready for any kind of decision at the annual meeting in September. We want to get input from the community.

Summers stated that he gets the sense that people in the community would like to keep the old clubhouse – they like the feel of it. He thinks that the building could be saved – it is a big project and won't happen overnight, but the end result would be functional and comfortable. He would like to change the traffic pattern so the new entrance would come off Sterlingworth Drive. This would get traffic off of Country Club Drive and make a more visible entrance from Highway 12. The entrance now is not attractive – if people came in from the current service drive, it would be much more attractive. We could tear out the flooring, fix the floor joists and make a new entrance where the concrete steps were originally. Summers also noted that the bathrooms can be redone – they are twice the size that they should be and are not ADA compliant. He thinks the building could be saved and would be nice when it is all done. What he needs is feedback from constituents.

Discussion:

- Eric Ostermeier noted that if we are worried about the floor joists and ADA compliance, why not bring the upper portion of the building down and pour a new concrete slab – Summers noted that this would require tearing down the upper portion of the building. The grade would present a problem.

- Dan Grunwald thinks the traffic on Country Club Drive isn't a problem. The marina's boats are parked in the road which would make it hard to turn into a new driveway. Summers thinks that moving the entrance would keep people from having to drive past the boats in the road.
- There was a suggestion that we have a separate meeting to address the building so we aren't there all day. Sorenson noted that there will definitely be community involvement – we need a good sense of what our real options are and we won't take anything to a vote until we know what people want and get some bids. The board needs people to let them know what they want to do with the buildings.
- Debbie Ferrari wondered if there is an opportunity to get a vote this year – just repair or replace? If we knew the general direction, we could start fixing things. Sorenson thinks we should wait to have a vote when we can attach values.
- Sorenson noted that people should feel free to call any of them to voice their opinions, or use the “contact us” feature on the website. There are really likely only three options:
 - repair both buildings as needed
 - tear the east side off the clubhouse and rebuild only that portion (and repair the community center)
 - replace both buildings with a new building (this would trigger County parking requirements)
- Dan Grunwald wonders why there isn't a maintenance budget for the clubhouse. Sorenson explained that we don't have a fund that can be used in such a manner but could address that within the upcoming budget. Wisniewski noted that the golf course has historically funded maintenance out of their operating account based on what it can afford to do – when the building needed a new roof, or needed repairs, the golf course paid for those things out of their operating account. If we want money to start going to maintenance and repairs at the golf course, we would have to budget for that – we do not have a golf course maintenance item in the district budget.

G. Update on Dam Improvement:

Kroeplin reported that we have signatures from the Sterlingworth Homeowners Association. Once the easement is recorded, we should be able to start moving forward with plans for construction. He has been in contact with the DNR, their grant was originally set to expire this September – he asked them to extend it to January 2020. He spoke to the engineer doing the design work and the permit from the Army Corps of Engineers can be extended as well. He also reached out to the contractor who provided the low bid a couple years ago, to see if he would honor his price or provide a nominal increase. We are hoping that we don't have to rebid the contract – the low bid was \$20,000 less than the next higher contractor and would like to work with him. We are moving forward and hope to begin work this Fall.

Discussion:

- Dan Grunwald wanted to know what is wrong with the dam. Kroeplin explained that the problem is that water travels through an enclosed space between two concrete slabs for about 20 feet. From the DNR's perspective, the enclosed waterway could trap energy if sticks or debris were to get stuck inside – water

energy can burst like Lake Delton. The dam also presents a safety hazard if someone were to fall in and be swept into the dam. The construction project would remove the slabs so if a person or debris goes into the dam it would be open so everything can freely spill out into Honey Creek. We have a grant for 50% of the cost – it will cost the District \$35,000 to \$40,000.

H. Update on Route 12 Status and Consideration of Knight Consulting Agreement:

Sorenson explained that we have budgeted \$1500 per month this year for lobbying services to Knight Consulting to push the Red Line Route and the Environmental Impact Study. As was discussed at a previous meeting, there is no funding for transportation in Wisconsin at present. There will be a budget session next year at which point transportation money could become available. Sorenson recommended that we suspend our agreement with Knight Consulting for now, and wait to see what happens next year. Knight thinks that transportation will be an important budget item because funding has all gone to the Zoo Interchange and Foxconn.

The City of Whitewater and UW Whitewater are also exerting pressure to widen the road to four lanes. Whitewater is the only Wisconsin state school not serviced by a four lane road. The Town may also be interested in pursuing services with Knight in the future.

Discussion / Comments:

- Sukala noted that there are some coalitions around the lake – he has been attending the meetings for 30 years. The Town of Sugar Creek is opposed to the Red Line because it will go through there. One of the members of the LaGrange Town Board is also opposed because of the impact on farmland.
- Debbie Ferrari noted that it is important to keep up with the issue – which can be done with citizen involvement – because Whitewater wants a four-lane road, they don't care which way it goes. We have to stay involved to encourage the Red Line.
- Kim Coleman asked about the petition signed a couple years ago. Tony Balestrieri noted that the Governor approved going ahead with the Environmental Impact Study, but the DOT pulled the study off the table. That study would precede any other work. State Law requires that they look at two different routes for a highway. Local governments should communicate with elected officials to demand action – so they do the job we elected them to do.

A Wisniewski / Sukala motion to suspend the agreement with Knight Consulting for the remainder of this fiscal year passed unanimously.

I. Project Reports:

Town – Sukala noted that the Town is doing a reevaluation. The Town is redoing the bridge to Deakin Isle – it will be \$300,000. It is the oldest bridge in Wisconsin.

Aquatic Plant Management – Wisniewski reported that they have been on the lake since May, but they can't go into sensitive areas until June 30th. They will be starting in

Bubbling Springs soon. We will get a schedule on the website so people know when they are coming – if people can move their rafts and toys toward shore the harvester can get closer to the pierhead line. The truck is running nicely with the new transmission, everything else is running well so far.

Water Safety Patrol – Diederich reported that both boats are in the water. We have hired all the officers we need. There will be an increased presence on the lake next weekend. All the equipment seems to be running fine.

Septic – Summers reported that they are continuing to pump, everything is going well.

Piers – Summers reported that Andi White stepped down from the Pier program. We hired a new guy, Michael Toczyski, who she will help train. He is a member of the Water Safety Patrol so he is out on the water and will be good eyes and ears for the program. Summers has also been in contact with Frank Taylor so they can rewrite the Lake District's agreement with the Town.

Golf Course – Sorenson reported that the course is running well.

Sorenson also indicated that there will be a future agenda item to address our bylaws. State Statute has been updated to make our current bylaws outdated. Our attorney has recommended that for clarity, we get rid of the bylaws and follow the guidance of State Statutes as we have been.

J. Other business:

Joe Dahir has reached out to Edge Broadband, TDS, and Century Link to see if we can, as a group, contract to get some better Internet service around the lake. All three companies are currently considering putting in fiber optic – we could try to speed up the process with some competition.

PEBBLE BEACH “NO ANCHORING” ORDINANCE ENFORCEMENT

Some constituents at Pebble Beach have asked us to address the buoys at Pebble Beach. Ron Diederich is aware of the issue, and Don Sukala is working on getting better anchors for the buoys.

Discussion / comments:

- Sukala noted that next week they are going to go out and put in augers to permanently anchor the buoys because people have been moving the buoys.
- The WSP is going to monitor during busy times.
- Joanne Saunders stated that having the buoys there has helped tremendously.
- Buoys are being moved, sometimes inadvertently, sometimes intentionally. It would help to have the WSP monitor it more closely – they could see more if they go in the channel instead of just driving by.
- Diederich noted that Ken Blanke has also received calls – the officers have been instructed to make a conscious effort to check the area. If someone is in the area, people will not get a warning – they will get a ticket, which hopefully will get the word out.

- People on the lake are also tying off to trees on the Pebble Beach Association lot the Association. Diederich stated that he will talk to Ken Blanke about this as well. People are not allowed to go on the Pebble Beach property.

Sorenson tentatively scheduled the next meetings for July 21st and August 11th at 8:00 a.m. so we can prepare the budget for the annual meeting.

The annual meeting will be on September 1 at 10:00 a.m. at Lutherdale.

K. Adjournment:

The meeting was adjourned at 9:11 a.m. on a Sukala / Wisniewski motion.

Respectfully submitted by Andrea White.

	A	B	C	D	E	F	G	H	I
1	Lauderdale Lakes Lake Management District								
2	Bank Balances 2016 2017 2018								6/30/2018
3									
4									
5	<u>Current Operations:</u>			12/31/2016	12/31/2017	6/29/2018			
6									
7	Lake District	Checking	1st Citiz.	\$27,052.26	\$22,601.75	\$20,268.33			
8		Money Market	1st Citiz.	\$85,895.84	\$12,304.18	\$112,347.74			
9									
10	Lake District Operating Reserve								
11		CD	1st Citiz.	\$102,269.01					
12		Money Market	1st Citiz.	\$72,289.75					
13	Reserve Funding 2017								
14									
15	Aquatic Plt Mgt	Checking	Advia	\$13,152.48	\$0.00	\$0.00			
16	Water Patrol	Checking	1st Nat.	\$6,264.96	\$7,365.54	\$39,657.58			
17									
18	Operating Accounts			\$306,924.30	\$42,271.47	\$172,273.65			
19									
20									
21	<u>Reserves:</u>								
22									
23	Dam Reserve		1st Citiz.		\$85,026.81	\$85,098.11			
24									
25	APM Equipment Reserve		1st Nat.	\$59,239.66	\$107,982.10	\$108,211.66			
26									
27									
28	Water Patrol Equip. Reserve		1st Nat.	\$60,171.13	\$109,315.23	\$94,585.52			
29									
30									
31	Golf Equipment Reserve		1st Nat.		\$50,019.73	\$50,126.06			
32									
33									
34	Equipment Reserve			\$119,410.79	\$352,343.87	\$338,021.35			
35									
36									
37									
38	<u>Capital Project Fund:</u>								
39		Checking	Advia	\$1,929.10	\$384.27	\$384.27			
40		Money Market	Advia	\$115,202.83	\$108,530.65	\$108,712.75			
41				\$117,131.93	\$108,914.92	\$109,097.02			
42									
43									
44									
45	<u>LL Country Club</u>								
46		Checking	Advia	\$27,969.53	\$14,936.09	\$21,739.19			
47		Money Market	Advia	\$15,018.26	\$30,516.29	\$1,529.45			
48				\$42,987.79	\$45,452.38	\$23,268.64			
49									
50									
51									
52	Total			\$586,454.81	\$548,982.64	\$642,660.66			
53									
54	Bank Balance	Audit		\$586,455.00					
55	Book Balance	Audit		\$569,727.00					