

2022 Lauderdale Lakes Lake Management District Meeting

July 9, 2022 8:03 AM

Lauderdale Lakes Country Club maintenance building

Meeting was called to order by Dean Bostrom 8:03AM

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
Susan Pruessing (absent excused)	Walworth County Representative

Approve the amended agenda for July 9, 2022

Agenda approved by motion Jim Kropelin/Dean seconded. Motion approved

Approval of Minutes of the June 4, Board Meeting

Minutes were unanimously approved. Motioned by Jim Kroeplin/Seconded by Jane

Open Comments:

From the audience: How low is our *current water level*.

Jim Kroeplin:

The lake is about 2” lower than it was this past spring. 2019 after heavy rain the water level was 6-7” higher than now. Concerns about putting the boards in front of the dam. Dam was just inspected a few weeks back and we passed.

Jeff Angst:

Fireworks for 2023 will be July 1. The LL Boat House Marina barge was used this past year for the fireworks.

Municipal Land Planning Committee Update

Paul Lopardo

The committee had a very productive meeting this past week. Our mission is to find a recommendation on replacing the golf course clubhouse. We started to discuss possible floor plans and layouts with a little emphasis on reduction of square footage and functional means and operations of running the clubhouse. We are screening possible architects. We discussed fundraising opportunities and established a timeline with emphasis on opening of May 2025. Working on a 1-million-dollar range budget. The committee is just working on the clubhouse currently.

Jim Kroepelin:

Water Patrol: A few weeks ago, Chief St. Clair received an email from Walworth County commenting about their response to 911 calls on the lake. Where it stands right now is the town of LaGrange is going to clarify it with the county that our water safety patrol has authority to police the town properties which includes the boat launches and Fireman's Park. There were a few 911 calls, and our water safety patrol were able to respond to them much quicker than the county. Where it stands right now, if there is a 911 call, our water safety patrol will respond to dispatch and tell them where they are at. It is basically a communication factor. If the county is nearby and can handle it, they will. During the fireworks, our water patrol was patrolling the golf course.

Dean Bostrom

Use of Drones and bubblers: Don Sukala is looking into how much it would cost if we were to use drones and talked with several companies that could provide drone service. The drone would give us images of the lakeshore making sure that lake residents are staying within the legal limits when it comes to the use of bubblers and building of piers. Dean found 3 companies within 30 minutes to the Lauderdale Lakes area. Waukesha, Janesville and Portage. They are looking at approximately \$250 or \$300 a visit. We talked about possibly doing it 2 times a year and need to determine if it is worth it.

Regulations regarding spotter rules:

Dean Bostrom

A subject brought up at one of our past meetings: Driving the boat without a spotter during early mornings/weekdays. We have since given this potential ordinance to Town of LaGrange safety committee to review and their consensus there was to survey the residence to see what they felt about potential options for providing water skiing without a spotter. The current regulations state that either a spotter or a wide angled mirror in lieu of a spotter. Due to the busyness of our lake, the town of LaGrange decided not to adopt the ordinance. Current regulations state that you can

water ski from sunrise to sunset M-F. Saturday and Sunday are 9am to sunset. What was being considered if there was an interest what times would be appropriate.

Option 1: M-F Sunrise to NOON

Option 2: M-F Sunrise to 9am

Option 3: M-Thursday Sunrise to NOON

Option 4: M-Thursday Sunrise to 9AM

Applies all year round.

The Lakes Management District will be putting out a survey sometime soon.

Dean Bostrom

No Parking Signs: Several Lake residents near the Sterlingworth/Bayshore Drive area have complained about boat trailer parking in front of their homes and blocking their driveway. Jane Larsen contacted the Town of LaGrange regarding putting up permanent NO PARKING signs on the streets surrounding the Sterlingworth launch. The town doesn't want to put any street signs up in that area because the streets are considered private property.

The LLLMD had a meeting with Frank Taylor-Chairman from the Town of LaGrange regarding this issue. He says that anyone who parks on these streets without permission from the homeowner is parking illegally. The street parking is private property. If you see someone parking illegally, you can call the sheriff's department who will address the issue. The launches are allotted so many parking pots and once they are filled, there is no parking allowed on the streets.

Dean Bostrom

Spongy Moth infestation: Dean received an email about adding this topic to the agenda. We got several correspondences from the LLIA with concerning the use of the insecticide used on the golf course trees. The product used has (Permethrin) in it and is bad for fish, cats, and bees. NOTE: Oak trees don't pollinize by bees, they pollinate by wind. The golf course has several oak trees that were heavily infested with Spongy Moths and were sprayed in mid-June. The trees were sprayed at 5:30 AM in the morning with less than 5 mile per hour winds. The insecticide is a contact application which dried within an hour and gone within a couple of days. The trees sprayed were over 100 years old and we were not willing to take the risk of them dying. We do not feel like the lake was affected in any way and the trees were not located near the water. Some of ideas on how to get rid of the moths would be to put duct tape with the sticky part out around the bottom of the tree. Rub Vaseline on the duct tape and the caterpillars don't want to cross that barrier so they fall to the ground. Also wrapping burlap tightly around the trunk will stop the caterpillar from

climbing up. The best time to spray is May. LLLMD will be putting out an article on the Spongy Moths in the next Lakes District.

Dean Bostrom

Zoom Meetings: The subject of recording the LLLMD meetings using the ZOOM or the OWL program was brought up at our last meeting. Peter Van Kampen uses the Owl system at his condo association meetings in Florida and suggested that we investigate into it. After doing some research and talking with Kevin Henderson from the LLIA who is an IT guy, costs range between \$200-\$1000. There can be issues with these programs, and they can easily get hacked into. There is an audio version of a Zoom which would allow residence to view and listen but not interact. This would be a safer way to record our meetings. This would take our meetings one step further so that people who are not able to come to our meetings could log in to listen. If we did something like this, we would talk with the LLIA and possibly share the cost. There are a lot of obstacles and questions to consider. Something we can discuss again in the future.

Project Reports

Jane Larsen:

Clean Boats/Clean Waters: We just hired 2 people who are going to be inspecting boats coming in and out of the water. All the launches will be covered. The official Clean Boats & Clean waters T-shirts and hats were ordered so that they will look more official when approaching people at the launch. We hope to have a good summer.

Jim Kroepelin

Dam inspection completed. We received the report which was reviewed the and discussed with the consultant who wanted to clarify our emergency access plan. The dam is in good shape and the consultant commented that the vegetation on one of the banks was a little sparse. We will need to seed and fertilize the banks this fall once the weather cools down and then submit to the DNR. Water level is a little low. We need rain. We do not have a lot of runoffs. Most of the water on Lauderdale Lakes is from the springs or rainfall.

Don Jean Bay: We had 2 projects. Erosion control along the shorelines. Both projects are complete. I will meet with consultant Monday and do final walk through to get any punch list items or corrective action that needs to be done by the contractor so that we can get that completed. We will get the paperwork with photos and send that to DNR for reimbursement on the grants. Everything should be wrapped up in the next few weeks.

Water shed study: The study was reviewed by the DNR. They had a couple of revisions those revisions have been made and the final version of the water shed study is on the website. Exhibit 13 in appendix A is an overall map of the lake which shows the conceptual improvement which is part of the study. Several of the proposed improvements fall along town roadways (Sugar Creek and Town of LaGrange). That would be roadside ditches. Much of the runoff on the roadways goes to the ditches. They are recommending Bioswales, Infiltration trenches, etc. Town of LaGrange and Sugar Creek have copies of the study. I will continue to implement those measures next time they do any road work. Sugar Creek does plan on reconstructing Plantation Road next year. We will work with them and their consultant to try and include things that will help us out. There are a few properties throughout the lake where there is farm runoff that is not immediately adjacent to the lake, but it is off the lake, runs through private property and ultimately gets into the lake. We want to contact some of these properties owners and have some discussion to be done to prevent this problem. We have a property owner that is south of Don Jean Bay and south of Plantation Road and we pay them a small fee each year to keep an area (lowest point in their field) as a cover crop, so it filters any runoff of the farm field. This would be something we would like to do with these other properties, we would just need to contact them and see what they are willing to do. We also have a stormwater detention pond in the Gladhurst subdivision that we purchased the property constructed the detention pond and it takes some run off from the property directly north but most of the runoff comes from east of highway 12. When we meet with the consultant about Don Jean Bay, we will take a lap around the lake and see if there are any water shed projects that we can possibly submit for a grant. Preliminary application is September 15 and formal application is due November 15th, 2022.

Water Safety Patrol

There was one OWI last weekend, a few citations, typically PWC's and some boats. Boat 447 was out of the water for a couple of weeks. Walworth County will be changing their radio system so we will need to change our radios possibly in 2023 or 2024, we are trying to find out what the timing will be. Anticipated cost is somewhere in the range of \$10-15,000. We don't know if it will have to be done all in one year or could be spread out in a couple of years.

Comment from the audience: There are 2 big buoys (counterclockwise) on Don Jean Bay next to the island/bog area. An owner who has been living on Don Jean Bay for about 5 years has noticed a significant amount of erosion that has occurred since he has lived there. He says that there are large wakeboard boats driving between the shore and bog, making much larger waves than pontoons and standard motorboats.

These boaters are driving very close to the bog area. There are no real buoys stating to stay away. It is very shallow and there is more and more erosion happening every year.

Don Sukala: Is this area subject to a slow no wake area? Something to investigate.

Jim: This is a DNR issue, we do not own the island/bog.

John Gilmartin:

The HVAC and air conditioning units are all doing fine. The expansion tank at the community center needs some work and at the golf course one of the heaters isn't working. All the parts are on order. The repairs will cost around \$500. The water softener needs to be filled with salt, the track lighting and a few other things need to be fixed. Pier permits are slowing down. It was busier in the winter.

Don Sukala

Town meeting coming up this Monday. The green street signs have been distributed and a lot of them have been posted. The ATV under review. They will be having a referendum. We are thinking about something for the non-residence voting on this as well.

Dean Bostrom

Golf Course: April/May weather wasn't good. We have rebounded with a good month of June; we are starting to get the rounds but still lower than the prior year. Revenue is slightly over - \$500. Struggling with equipment. We usually buy used equipment, and it is hard to get currently. No inventory out there. Looking at the key pieces that we need to purchase. Golf course is running well.

Greg Wisniewski

Aquatic Plant management: The new harvester is out on the lake. The old harvester is doing the tight areas because it is a little smaller. We had an issue with a broken hose and lost some hydraulic fluid but were able to fix the issue. It is very heavy year with weeds. We will switch back and forth between the weed harvesters; We will be using both. 161 tons collected at the end of June. The new harvester and trailer hold more. We will tweak the calculated amounts the new harvester holds.

Treasures 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.

Dean Bostrom: Question:

If we get an in-line irrigation line break, we must shut down the entire irrigation system. There is no isolation valve, and we would like to get some valves installed to our current system to help us with that situation if it arises. Will we be able to get money to get that done? Greg: Yes, we would be able to use some of our reserves for that.

With the club house committee, they are exploring architects right now and will eventually come back to the board, then the board makes the decision to retain. The architect fees will come out of line 41-community clubhouse building reserves.

Jim Kroepin

Septic

The septic design is complete, and a draft copy was submitted. Jim talked with the consultant and made some small revisions. It was talked about at the clubhouse committee meeting a few days ago. We wanted to make sure the clubhouse committee understood what the plans are. The consultant will submit the plan to the state for a permit and at that point we will get a cost estimate from the engineering firm. And then we can look at timewise installing the new septic system this winter or next spring. We need to get the old septic system out and the new one in. The new area is just south of the practice green, near the water tower. The new system will work for the clubhouse as it is now and whatever we do regarding the remodel/replacement. Potentially we can tie in the community center and the

maintenance building together if those systems every have a problem. The system estimate is approximately \$50-60,000. We will be getting bids once we are approved.

Other business:

John: Kai Cook wants to rent out the space in the garage. We used to rent out one spot. The water safety patrol rents one. Something to discuss in the future

Greg: We are sending out notices on past dues rent

Jim: One commissioner position open. Voting will be at the Annual meeting.

*Motion to approve the preliminary budget for 2023. Greg motion 1 and John 2.
Motion approved and motion carries.

- Next meeting after the Annual Meeting will be September 24
- Motion to adjourn All in favor Meeting adjourned at 9:37 am.

**September 3rd Annual Meeting over at Lutherdale Bible Camp.
10:00 AM**