

2023 Lauderdale Lakes Lake Management District Meeting

October 28, 2023, 8:00 AM

Lauderdale Lakes Community Center

Meeting was called to order by Dean Bostrom 8:06 AM

Roll Call

Dean Bostrom	(present)	Chairman
Mike Cochrane	(present)	Treasurer
Jim Kroeplin	(present)	Secretary
John Gilmartin	(present)	
Jane Larsen	(present)	
Don Sukala	(present)	Town of LaGrange Representative
Brian Holt	(present)	Walworth County Representative

Approve agenda for October 28, 2023

Agenda unanimously approved on a Kroeplin/Cochrane motion

Approval of Minutes of the September 16, 2023, Board Meeting

Minutes of September 16 were unanimously approved on a Holt/Cochrane motion

Open Comments:

None

Channel Conditions in Western Middle Lake

A number of residents attended the meeting and expressed their concern about the shallow water depth and narrow width of the channel at the western end of Middle

Lake in the Bubbling Springs area. This area has been designated as an Environmentally Sensitive Area by WDNR many years ago.

The residents mentioned that more sediment has built up over the years and more weeds are present creating a problem for boats to access this area. They are asking what can be done to improve this problem. This area is too shallow for the weed harvester to get back into this area. They have not contacted DNR yet.

It was asked if the recent dam improvements has affected the water level of the lakes. It was clarified that the improvements to the dam did not change the elevation of the wier and would not effect the lake levels. Lack of rain is a concern.

Marcia Sahag from Pleasant Lake and Don Sukala from the Town of LaGrange said that no work could be done unless it was approved by WDNR. They have done dredging projects at Pleasant Lake. Heidi Bunk is the WDNR Lake Biologist for Lauderdale Lakes and she would be the best person to contact.

LLMD will not coordinate this work but would like to be informed of the progress with DNR. If LLLMD were to coordinate this work, costs would be charged back to the property owners that benefitted.

Purple Loosestrife

Purple loosestrife is an invasive plant that is present on Lauderdale Lakes. Herb Sharpless has been cutting and spraying for the past many years. He has asked LLLMD to take over. Herb and Jim Kroepelin met with two contractors to get bids for spraying these plants. One bid was approximately \$20,000 and the other was \$6335. It is proposed that we contract with the low bidder and to share the cost with LLIA. LLIA will discus this and let us know. This can be put on the agenda for the next meeting and by then we should know what LLIA wants to do.

Approval of Septic Pumping Agreement

LLMD coordinates pumping of the conventional septic systems within the District boundaries once every three years. Costs are included on the tax bills of each property. The septic pumping bid was opened on October 13th. One bid was received from Associates Septic Pumping. The bid cost is \$230 per system. The price is good for three years. After three years the contract can be extended for three more years with an increase of 20% or the % increase in the price of diesel, whichever is greater.

The bid was unanimously approved on a Sukala/Gilmartin motion.

Approval of Resolution 2023-02 Tax Parcels for New Clubhouse Special Charge

1634 parcels will be included for the Clubhouse special charge. The list of tax codes for parcels that are, or can be, built on will be put on the LLLMD website for review. If you have a question about your parcel and feel it should not be included please

contact the board and it can be reviewed again. If it is determined that the parcel should not be included it will be removed from the list and any charges paid will be refunded.

The resolution was unanimously approved on a Kroeplin/Cochrane motion.

Clubhouse Update

Jack McAndrews has offered to be a project manager for the clubhouse project. Jack has an extensive background in construction and is very well qualified to do this work. We hope to approve the final building layout in January 2024. Finishing the basement will be completed if donations allow it.

Committee Updates/Approval of New Committee Appointments.

Dean Bostrom spoke about the people on the different committees.

Construction/Building Committee – Jack Sorenson, Jack McAndrews, Scott Rhyan, Pauly Lopardo, Greg Wisniewski

Land Planning Committee – Linda Johnson, Andy Brown, Pauly Lopardo, Jim Kroeplin
A committee chair is needed for the Land Planning Committee. This committee will review the future of the Community Center and other possible recreation uses and costs.

Fund Raising Committee – Kim Coleman, Cindy Klima, Laura Allen, Renee Saban, Tracy Bostrom, Joann Sergi, Patti Jilek, Joe Ferrari, Scott Rhyan and Cathy Fregeau. The committee met in September and plans to meet again in November.

Communications Committee – John Jilek and Kristen Monroe. We are still looking for additional people to serve on the Committee. The goal of the committee is to improve overall communications and marketing including social media and the website.

Approval of McCormack and Etten Invoice for Clubhouse Concept Design

The invoice for \$2500, work previously authorized was unanimously approved on a Kroeplin/Larsen motion.

Approval to Authorize Clubhouse Expenditures less than \$10,000

This is to expedite small expenses, in the budget, related to the clubhouse project. Expenditures will need to be approved by two board members and will be explained at the subsequent board meeting.

Chairman's Report

Special thanks to the all the volunteers on the committees. Special thanks to the members of the construction committee.

Project Reports

Brian Holt

SEWRPC is in the process of completing a chloride study. The results should be available in a year or so. This information could be helpful to the watershed study.

Jim Kroeplin

Dam – The bi-annual inspection was completed on October 16 by our consultant two weeks ago and all looked good. We are discussing tree removal with Sterlingworth Condos.

Watershed Study – I have asked for a proposal to look at the larger watersheds in more detail to review and identify potential projects. This will allow us to contact property owners about easements if necessary and to apply for DNR grants. We still plan to work with Sugar Creek on water quality improvements on their Plantation Road project. LLIA is interested in working with us on Healthy Lakes grants for homeowners.

WSP – Boats are out of the water. We plan to start looking at new WSP boats within the next couple of years.

Jane Larsen

Clean Boats Clean Waters – In the process of finishing up the final grant information. We are in the process of applying for a grant for next year. Still concerned about parking on the streets near the launches.

John Gilmartin

Buildings – We recently installed a new well and expansion tank at the Community Center. We are in the process of checking and servicing the heating systems in all of the buildings.

Piers – No new information.

Weed Harvesting – Great work by Greg Wisniewski and the two operators we have. John will be taking over the oversight of the weed harvesting program.

Don Sukala

The Town budget will be finalized in November. The Town plans to dredge the boat house by the Landing next spring. The Town is also considering placing cameras at the boat launches.

Dean Bostrom

Golf – the number of golf rounds this year is up 1213 rounds over last year. We were almost 16,000 rounds of golf this year. This resulted in a surplus of over \$79,000. The golf course plans to close October 31, 2023.

Treasurers Report

Mike Cochrane presented the treasurers report. He confirmed the \$79000 profit of the golf course to date. All looks good going into the end of the year.

Next Meeting Date

Next meeting will be held January 6, 2024 at 8:00 AM at the Community Center

Adjournment

Meeting adjourned on a Kroeplin/Gilmartin motion