

2023 Lauderdale Lakes Lake Management District Meeting

September 16, 2023, 8:00 AM

Lauderdale Lakes Community Center

Meeting was called to order by Dean Bostrom 8am

The commissioners were introduced and recognized

Dean Bostrom (present)	Chairman
Greg Wisniewski (present)	Treasurer
Mike Cochrane (present)	New commissioner
Jim Kroeplin (present)	Dam, Environmental Projects, WSP
John Gilmartin (absent/excused)	Piers & Septic's
Jane Larsen (present)	Secretary – Clean Boats Clean Water
Don Sukala (present)	Town of LaGrange Representative
Brian Holt	Walworth County Representative

This will be the first meeting that will be offered on Zoom for people to attend remotely. This will be listen and view only.

Approve agenda for September 16th, 2023

Agenda unanimously approved on Brian Holt / Jim Kroeplin motion

Approval of Minutes of the July 22, 2023, Board Meeting

Minutes were unanimously approved on Brian Holt / Jane Larsen motion

Open Comments:

Pete Spaulding mentioned that we should have a sign for the Community Center and also one for the Golf Course on the water tower.

New Commissioner Swearing In

Mike Cochrane was sworn in as a new Commissioner

Greg Wisniewski was recognized for his multiple years of service on the board

Commissioner Appointments, Election of Officers

Dean Bostrom	Chairman	Golf Course
Mike Cochrane	Treasurer	
Jim Kroeplin	Secretary	Dam, Environmental Projects, WSP
John Gilmartin		Aquatic Plant Management, Piers, Building Maintenance
Jane Larsen		Clean Boats Clean Waters, Septics
Brian Holt		Walworth County liaison
Don Sukala		Town of LaGrange liaison

Unanimously approved on Dean Bostrom /Jim Kroeplin motion

Resolution 2023-01 Authorization of signatures for Financial Accounts

Commissioners	All Accounts
Chris StClaire, Kristy Dowling	Water Safety Patrol checking
Kristy Dowling, Mark Lockhardt	Golf Course checking

Chris, Kristy and Mark access is contingent on their employment at LLLMD

Unanimously approved on Brian Holt / Jim Kroeplin motion

Approval of New Clubhouse – Special charges for Qualified Parcels

Dean Bostrom explained that the new clubhouse was approved September 2, 2023

With a vote of Yes – 466 No – 57 Affidavits, Yes – 28 No – 5

Dean also explained that we will be working with the assessors for the Town of Sugar Creek and Town of LaGrange to determine if parcels that are not currently occupied can be built on. If a parcel has the potential to be built on it will be charged.

A loan of \$1.2 million at 8% interest with the golf course paying \$40,000 will result in a charge of approximately \$55 per parcel (assuming 1450 parcels). We feel that is a

conservative figure and are hoping for a more favorable interest rate. At the next meeting a resolution will be passed that will identify all of the parcels to be charged. Owners will be notified about how their parcel will be charged and will have an opportunity to present information to request an exclusion. The golf course has made a commitment to contribute \$40,000 and plans to continue that annual contribution.

Ad Hoc Committee Appointments

1. Clubhouse Construction Committee

Jack Sorenson, Scott Rhyan, Paul Lopardo, Greg Wisniewski, Jack McAndrews

This committee will focus on the completion of the plans, bid documents and construction. Additional people will be invited on occasion to assist this committee.

2. Municipal Land Planning Committee

This committee will continue with some new members. They will focus on looking at the rest of the 9.45 acre municipal area and what improvements should be considered including tennis, pickle ball, bocce ball etc. Members for this committee are needed.

3. Fund Raising Committee

Laura Allen, Kim Coleman, Patti Jilek, Cindy Klima, Renee Saban, Tracy Bostrom

This committee will focus on the fund raising activities for the new club house. Their first meeting will be held September 22nd.

4. Communications Committee (website, social media, newsletters)

This committee will focus on updating the website, improving our social media presence and providing updated information to our residents. John Jilek has offered to be on the committee and additional members are needed.

Unanimously approved on a Dean Bostrom / Mike Cochrane motion.

Boardwalk Repairs

The existing boardwalk that goes from the Don Jean Bay shoreline out to Hwy 12 is in need of repairs. It was determined that LLLMD initially received permission for the boardwalk and it was constructed with the help of the Aqua Skiers.

Chief StClair has indicated that the boardwalk would be a preferred route for WSP to respond to a lake emergency during off hours. We need to replace a number of boards to make this a safe route. We have spoken to a couple of local carpenters about this work and feel an estimate cost of \$4000-5000 is appropriate. There is

funding for this work in the Environmental Projects budget item. A not to exceed amount of \$6000 was approved

Septic Bid (Discussion)

A bid package is currently out for bids to pump the 964 septic tanks within the Lake District boundaries. Septics are pumped and inspected once every three years under this program. The contract is for 6 years. Bids are due October 15, 2023. Bid will be awarded at the October meeting.

WSP Radios

Walworth County is upgrading their radio system and we will need to purchase new radios. We have a proposal for two mounted radios in the boats and two portable radios. The proposals total \$26,874.32. This cost is after a discount for Walworth County. There is money in the WSP reserves fund for this expense. A not to exceed amount of \$28,000 was approved.

Brian Holt mentioned that there may be an AARPA cost sharing. Brian will check to see if Lake Districts qualify.

Purchase of the radios is a reimbursable expense from DNR. Amortized over 5 years.

Chairmans Report

At the last meeting the LLLMD Board approved recommending to the Town of LaGrange to amend the pier ordinance to include repairing severely damaged piers. The Town did not amend the ordinance but did acknowledge that the DNR gives them the authority to enforce repair or removal of dilapidated piers.

We are currently re-negotiating the WSP funding agreement with the Town of LaGrange. The Town approved funding in the amount of \$23,500 and all expenses for Pleasant Lake patrol will be paid separately. We feel this is a fair amount and will share cost information each year to adjust the funding if needed.

KMLT will be holding an "Oaktobefest", with craft beers and views, at Peterson Woods on September 30.

Project Reports

Jane Larsen

Clean Boats/ Clean Waters ended September 15. Jane is working on closing out the grant and filing for next years program.

Jim Kroeplin

The Dam inspection is schedule in a couple weeks.

Water Safety patrols are slowing down Patrols to continue into October.

Brian Holt

Nothing

Don Sukala

The Town plans to clean sediment out of the boat house in spring 2024.

The Town is purchasing a new ambulance with COVID dollars

Greg Wisniewski

APM is still going. Weed harvesting will continue for a little longer. We have had a record year for weed harvesting

We need to update our weed plan again. Greg will work with John Gilmartin to do this and hopefully work with SEWRPC again to save money. Brian will check as well.

Dean Bostrom

The golf course has had a good year. They are up over 1200 rounds more than last year. Revenues are up \$100,000 over last year. Number three tee has been seeded.

Treasurers Report

Bank balances are good. We need to collect rent from KMLT and WSP

WSP account is in good shape. Costs are down.

Reserve accounts need to be funded yet this year

Next Meeting Date

Next meeting will be held October 28, 2023 at 8:00 am at the Community Center

Adjournment

Meeting adjourned on Kroeplin / Holt motion

