



**LAUDERDALE LAKES LAKE
MANAGEMENT DISTRICT
MINUTES of 5/19/2018**

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

A. Roll Call:

Present: Jack Sorenson, Ron Diederich, Jim Kroeplin, Greg Wisniewski and John Summers. Don Sukala was excused.

B. Approve Agenda:

The agenda was unanimously approved on a Summers / Kroeplin motion.

C. Approve Minutes:

A Wisniewski / Diederich motion to approve the minutes of April 21, 2018 passed unanimously.

D. Community Comments:

- There has been discussion of walking paths on the golf course, and that doesn't seem practical when people are golfing, but it would be nice if the golf course could be closed early so people can walk on the golf course.
- Community comment time is awesome.

E. Treasurer's Report

Wisniewski noted that current account balances (attached) were posted on the website with the Agenda. He is working with the accountants to present a revenue and expense statement.

All the information has been provided to the accountants for the 2017 audit.

Discussion:

The audit will be available as soon as the accountant has it available. Wisniewski is hoping to have at least a draft available for the annual meeting. We have gotten a better rate from the accountant over the years by allowing them to perform the audit outside

their busy tax season. With our reorganization, we are hoping to see a savings in future years because the accounting firm is writing the checks for the operating account. Wisniewski has worked with the accountant to recode budget items so that they are easier to understand – he is working to create a revenue and expense statement to show where the district stands this year.

F. Continued Community Center, Club House Facilities Discussion

Sorenson handed out a document at the previous meeting laying out some options for the current facilities. Option 1 was to maintain both buildings as needed, but as they have gone through and looked at the buildings, it seems clear – for the clubhouse particularly – that “as needed” isn’t the best way to approach it. It seems better to propose a budget this year for the exterior (to weather protect the building) and the bathrooms, for example. Then possibly next year we could work on the mechanicals in the building. It could be done all in one year or in multiple years. We don’t have a budget for that this year, but this year we can get ideas together and create a course of action.

Sorenson explained that he met with Darren Schwanke at Walworth County. There is a County requirement for golf courses that would require us to have about 55-60 parking spaces for a new building. (That would be Option 3 on the handout). Schwanke said that if we remodel the current clubhouse without changing the footprint or the building’s use, we would not trigger that parking requirement. If we increase the use even without increasing the footprint, we would have to increase the parking for the additional use. Parking would have to be at least gravel with concrete parking bumpers.

Sorenson has created a few options and cost estimates to consider as we move forward:
Option 1: (maintain both buildings) about \$500,000 for the clubhouse and \$300,000 for the community center – which doesn’t need immediate action as much as the clubhouse does.

Option 2: tear off the older, east side of the clubhouse and replace that with a new structure; leave the community center on Sterlingworth Drive as is

Option 3: tear down both buildings and replace with a new structure that would require parking changes and changes to some fairways.

It doesn’t seem that there are other options that would be feasible while keeping costs down, but Sorenson is open to other suggestions. Once we figure out our best options and costs as we move forward, we can publish the information and perhaps hold a meeting.

We also have to bear in mind that we don’t own a portion of the parking lot.

Discussion / Comments:

How would improvements be financed? Sorenson has provided financing information if we were to pursue a loan based on how taxes are assessed. He also included amounts per property. Fundraisers are an option, maybe can find some people who would like to contribute.

Course conditions are wonderful – the greens are in great shape, fairways are good. We should start a program for the bunkers. Sorenson explained that improvements to the

bunkers are beyond regular maintenance. The cost to have bunkers reconstructed so they drain properly is about \$3500 per bunker. If we want to plan a budget for that as we go forward, we can do so.

Would anything we do to remodel trigger ADA compliance or septic issues, or other items? If we are updating the building, we should move to make it ADA compliant at this point. Also, the septic is a real concern – we may have to replace it and seems as though we may not be able to replace it in its current location.

At one point, homeowners were okay with the tax assessment to purchase the golf course – there must be a magic number that people can agree on today to make these improvements.

G. Update on Dam Improvement:

Kroepin explained that the Sterlingworth Homeowners Association approached the Board and would like to have a meeting where we can answer questions about the easement the DNR is requiring as a condition of our grant. There is uncertainty among some owners about the easement. The meeting is next week – we are hoping to get an answer from Sterlingworth by the next meeting. Last month we talked about having to move forward with the dam improvements with or without the Sterlingworth. We can then decide if we are going to move forward without the easement. We would then not receive the grant money - \$40,000. The Sterlingworth would then be responsible for the maintenance of the earthen dam that the DNR considers to be part of the dam.

Discussion / Comments:

The Sterlingworth meeting will hopefully result in a few more owners signing off on the easement. There are several owners who do not understand the easement and that it is a good deal for the Sterlingworth. They are afraid they are giving up rights to their land. The Sterlingworth's attorney is going to be there to explain, they are hoping to have a representative from the DNR present to answer questions. Kroepin asked that Sterlingworth owners with questions could submit them ahead of time so we have the information that they need and can resolve this at the meeting. We would like an answer at our next meeting.

It has been about two years since we received the bid from the contractor. We will likely have to bid the project again to receive the DNR grant. If we end up moving forward on our own without the easement, we could likely contact our low-bid contractor and move forward. He would like to move forward this Fall.

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

Sorenson explained that the widening of the existing Highway 12 would have a significant impact on our community, so it is something we have been watching for a while. Jeff Knight, a consultant from Whitewater, who was Secretary of Transportation under Governor Tommy Thompson, is working to push the "Red Line" route for an expansion of Highway 12. At this point, there isn't money in the State budget for highways, so nothing is happening at present.

We have budgeted \$1500 per month this year for lobbying services to push the Red Line Route and the Environmental Impact Study. Sorenson thinks that it will help us to have Knight keeping our agenda in the forefront for when funding does become available at some point in the future.

Discussion / Comments:

We should get a report of his activities. We should talk to our elected officials to see if he has been able to accomplish anything thus far.

State Law requires that they look at two different routes for a highway. An Environmental Impact Study (EIS) must be done for both routes so they can make a decision. Funding for that EIS was removed from the State budget – we need to keep it in front of our legislators so when funding is returned, they make a decision favoring the Red Line.

The petitions that circulated last year were turned into the Governor, SEWRPC, the DOT, and State legislators.

The DOT sends money to areas of the State that see more traffic. If we don't keep this issue in front of them, we are going to be forgotten. We don't know when money will become available.

I. Project Reports:

Golf Course – Sorenson reported that the course is running well despite the rain. He is not going to form a committee for golf course operations. We have a manager for each of our programs – the golf course, the water safety patrol, etc. – who reports to a member of the board. If people have comments about any of the programs they can let the board know.

Geese – Peter Van Kampen has volunteered help us with the goose harvest this year. If you are aware of resident geese, please let us know.

County – A new representative to replace Rick Callaway will have to be appointed through the Walworth County Land Use and Resource Management Department – we have not heard anything official yet, but Sorenson indicated that they have had a meeting.

Clean Boats, Clean Waters – Diederich reported that Clean Boats, Clean Waters has begun for the season.

Water Safety Patrol – Diederich reported that officers have been out, but the weather has been terrible, so the patrols have been limited.

Discussion / Comments:

There was a group of people trespassing on Pebble Beach – the WSP was called, but no one was on duty. Homeowners called the Walworth County Sheriff's Department non-emergency number and were sent to voicemail. Summers advised calling 911 for the Sheriff's Department for trespassing when the boats aren't available.

Aquatic Plant Management – Wisniewski reported that they continue to make repairs to the cutter to get it running for the season. They hope to start by May 29. They have two sites approved for disposal of materials this year. The transmission on the truck is not doing well, so that will be fixed in the coming weeks. The weed hauling trailer was fixed over the winter. Frank Taylor is going to let us use his GPS to try to keep a path so we don't miss any areas.

Piers – Summers reported that Sidhu pulled his request to be on the agenda for last week's Town Board meeting.

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

Discussion / Comments:

Are we going to attempt to do something about bad septic? Summers reported that he has asked the pumper to let him know when they find a bad one and he wants to get the county involved.

J. Other business:

Sorenson noted that he had gotten a couple of suggestions. One was for meetings to be broadcast live so people could watch / listen when they cannot attend. Another suggestion was for a "Lost and Found" in the wetland area so that people could deposit items they find floating in the lake and their owners would know where to look for them. Currently, items are usually placed at the Town's boathouse at the Lauderdale Landing, but people rarely retrieve them.

The turn onto Surfwood Drive when approaching from the South is hazardous. That is a State Highway, so the DOT would need to be contacted.

Sorenson tentatively scheduled the next meeting for June 30th at 8:00 a.m.

The meeting was adjourned at 9:11 a.m. on a Kroeplin / Summers motion.

Respectfully submitted by Andrea White.

Lauderdale Lakes Lake Management District								
Bank Balances 2016 2017 2018								5/17/2018
<u>Current Operations:</u>				12/31/2016	12/31/2017	5/17/2018		
Lake District	Checking	1st Citiz.	\$27,052.26		\$22,601.75		\$89,096.15	
	Money Market	1st Citiz.	\$85,895.84		\$12,304.18		\$112,328.66	
Lake District Operating Reserve								
	CD	1st Citiz.	\$102,269.01					
	Money Market	1st Citiz.	\$72,289.75					
Reserve Funding 2017								
Aquatic Plt Mgt	Checking	Advia	\$13,152.48		\$0.00		\$0.00	
Water Patrol	Checking	1st Nat.	\$6,264.96		\$7,365.54		\$17,271.59	
Operating Accounts					\$306,924.30		\$42,271.47	\$218,696.40
<u>Reserves:</u>								
Dam Reserve		1st Citiz.			\$85,026.81		\$85,083.66	
APM Equipment Reserve		1st Nat.	\$59,239.66		\$107,982.10		\$108,087.76	
Water Patrol Equip. Reserve		1st Nat.	\$60,171.13		\$109,315.23		\$93,977.79	
Golf Equipment Reserve		1st Nat.			\$50,019.73		\$50,068.57	
Equipment Reserve					\$119,410.79		\$352,343.87	\$337,217.78
<u>Capital Project Fund:</u>								
	Checking	Advia	\$1,929.10		\$384.27		\$384.27	
	Money Market	Advia	\$115,202.83		\$108,530.65		\$108,675.83	
					\$117,131.93		\$108,914.92	\$109,060.10
<u>LL Country Club</u>								
	Checking	Advia	\$27,969.53		\$14,936.09		\$8,589.40	
	Money Market	Advia	\$15,018.26		\$30,516.29		\$1,529.13	
					\$42,987.79		\$45,452.38	\$10,118.53
Total					\$586,454.81		\$548,982.64	\$675,092.81
Bank Balance	Audit				\$586,455.00			
Book Balance	Audit				\$569,727.00			