

2023 Lauderdale Lakes Lake Management District Meeting

April 15, 2023 8:03

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
Brian Holt (present)	Walworth County Representative

Approval of Minutes of the January 14, 2023 Board Meeting

Dean approved minutes – Motion 1 Greg, Motion 2 Jane. All in favor.

Motion carries.

Open Comments:

Municipal Land Planning Committee Update:

Dean Bostrom

We currently have a 7-person committee working on the planning of the new golf course clubhouse. In January we hired McCormack & Etten to work on some preliminary designs, which are currently just conceptual. The committee provided a perimeter, they met with the board, and had the architect give a

proposal. Prior to the start of the summer, we need something approved if we are going to go forward with a vote at the annual meeting. We will have a meeting in 3 weeks and another in 3-4 weeks so we can get together what the costs are, the costs assessed \$100,000 assessed evaluation is, a detailed plan so that we can show the residents what we have. We need to get the word out.

Jack Sorenson

We hired the architect back in January. The committee spent a good amount of time creating perimeters that were important. A smaller clubhouse, efficient, can be run by one person if need be. With those permitters, we have the first draft. If you look at the land plan it shows that the building “works” in about 24-2,500 square feet. The building shape is rectangular and efficient to run. The initial target for the building was 1 million dollars and \$200,000. For grading, landscape. Essentially, we are going in the right direction and the initial target of 1 million is right. We are moving the building away from the 9th green and the pathway would move more to the west. For pedestrian entrance, they can enter from the front, side and back. It will be a 1 level building with a basement. The fireplace end would rise about 2 feet and the other end would go down about 1-1.5’ A 2-foot retention wall would be needed. The Patio will elevate but everything will taper into the current grade. On the 2nd sheet the architect drew the patio area to be larger than it currently is now. The current patio is 15’ and we are thinking about moving it from 15-18’. The pathway going around to the left side of the patio would be large enough to have a food truck if need be. We are looking to put the bathrooms on the north side of the building, which will make the kitchen larger and make the bar larger than it is drawn in the rendition. Making sure that our critical entry points are accounted for, enough storage space, future space for an elevator, etc. We will be making changes before the next meeting. We will be getting revised plans done and have BK Landscape do some hardscape and softscape estimates for the outside of the building.

Open Comments:

Fireplace: Do we really need the fireplace? Takes up wall space, maybe it would be better to have more windows.

Jack Sorenson

Everyone is asking us to see if there is a way to save the fireplace stone, so I think that we are going to be keeping the fireplace in the plans.

How are we going to present the plans to the lake voters?

Dean Bostrom

We will have all the pertinent information complete and included inside the District Dialog brochure about 3-4 weeks before. We also talked about having an open house for public meetings held starting in June and making everything transparent and out there so people know the progress that is going on. We need to have either the May 20th or June 3rd we need to have things finalized because then that gives us 3 months to educate the lake residents on what is being proposed.

Is there any existing funding in reserves for this project.

Greg Wisniewski

There is a capital improvement account. That account is for the current fees. This account is more for the district. Currently there is about \$160,000 and another \$10,000.

Are there any sponsors?

Dean Bostrom

This is something we have talked about. A fundraising program to donate. "Buy a Brick", "Plant a tree". This is something that we can do once everything is finalized. The next Land Planning meeting is May 21st. Jack should be getting more concrete information.

Dean wants to get a more detailed blueprint at the next meeting. May 13th and June 3rd will be our next meetings.

Maintenance Building

Dean Bostrom

The heater went out in the maintenance building which was built in 2006. We received a price to repair and replace the unit. We have a price of \$2500 to repair and a replacement is \$4567.00. The unit is 17 years old. We asked to get several bids and only got 1. Kettle Moraine heating and cooling was the only one who called back. Jane Larsen is going to get additional quotes.

Greg Wisniewski made a motion to replace the heater not to exceed \$4,567.00. Jane Larsen 2nd the motion. All in favor. Motion passes.

Town of LaGrange Water Safety Agreement

Jim Kroeplin

Currently there is an agreement with the town of LaGrange and the Lakes Management District on how they pay the water safety patrol. LaGrange makes 3 payments totaling \$40,000. LMD funds the rest. At the end of the year a reimbursement form is filled out and sent to the DNR. The money then comes back and is split between the town and LMD. The town has talked about simplifying the process and that there is a lot of time spent documenting and how much everyone gets. We are in the process of modifying the project. The agreement is 3 pages long and is online. There are a lot of variables that make it complex so it will be much easier to simplify the process.

Clean Boats / Clean Waters

Jane Larsen

Jane is hiring some more people to work at the launches since we were granted more money this past season from the DNR. We should have more workers at all 4 launches this summer.

Drones - Septic

John Gilmartin

Brian Holt says that he would be able to put in a request if we wish to see any images of Lauderdale Lakes when the lake is frozen. There is a login and temporary passwords.

What is our agreement with Associates Septic? Brian Holt will be looking into what our new agreement will entail.

Golf Course

Dean Bostrom

The Golf Course opened April 1st. Sparkey is mowing a little more than usual at this time of the year. He has had to put the heater on already! The biggest priority is going to be to finish up the # 3 tee box. The planting area by the water town with the Meyers family. Working with BK and getting it back to where it needs to be with landscape. We took

down 2 locust trees and 2 more trees that overhang in the parking area that need to be addressed as well.

Weed Harvesting

Greg Wisnewski

Right after Memorial Day we will be starting the weed cutting and won't be in the sensitive areas until June 30. We will have a new employee. We will be looking for a new truck. Our current one is a 2001.

Damn Inspection – Don Jean Bay – Water Shed – Clubhouse Golf Course.

Jim Kroepin

The Damn inspection will be late summer or early fall.

Don Jean Bay – Jim is going to meet with the consultant the early part of May to look what we did and if there is any addition work needed to be done. We will most likely need to spray. Water shed study- Talked to Sugar Creek and they are planning on repaving Plantation Road. We are hoping that they will work with us when they start the projects because there are things that we would like to incorporate. They will have some plans done sometime in April and want to start on Plantation sometime this summer. Jim talked to the Town of LaGrange and mentioned that we would like to be involved with any projects that they will be doing around the lake regarding road work. Septic – Clubhouse. An inspector will be coming out to do some inspections. All the boats have been put away, but they will be cleaning and getting them ready to launch mid-May. The town is in the process of getting new radio systems, but it looks more like 2024. Jim put an ad in the paper for a part time law enforcement officer for Lauderdale Lakes.

Town of LaGrange

Don Sukala

Mild Winter. On Pleasant Lake, Gavers Pavers took out the ramp and replaced it. All the buoys are in.

Walworth County

Brian Holt

The county looks good. A lot of people called in about the all the trucks going in and out on County O, Sugar Creek, Lauderdale Area. Edge Broadband is drilling.

Treasurers Report

Greg Wisnewski

The bank balances are online. The profit and loss, you will see some changes. We will be finalizing 2022 and getting it all online.

Questions:

What did you get reimbursement from the DNR / Water Patrol?

Greg: More than last year, \$61,701.07

Other Business

Dean Bostrom

Dean received an invoice from the architectural services. We have a 40% fee which is \$8000.00. I am making a motion to approve this invoice. Jim 1st, Jane 2nd. Motion approved. All in favor. Motion passed.

There is a garage space that is open to rent in the Community Center. There is an old rowboat that is in there now. Anthony Cecola is interested in renting it. The current rent is \$100 per quarter.

Motion to Adjourn: Dean Bostrom - Jane 2nd. All in Favor.

Meeting Adjourned. 10:42 am

Next Board meeting:

June 3rd. 8:00 am

Annual Meeting September 2nd