

2023 Lauderdale Lakes Lake Management District Meeting

January 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-Voice)	Treasurer–Aquatic/Plant Management
Jim Kroeplin (present-Voice)	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

Accept the resignation from Susan Pruessing and welcome Brian Holt as our new Walworth County Representative. Motion approved the agenda by Dean Bostrom. Second as amended Brian Holt. All in favor.

Approval of Minutes of the October 29th, Board Meeting

Dean approved minutes from October 29th. Jane 2nd. All in favor.

Open Comments:

Jeff Angst



*Fireworks are scheduled for **Saturday July 1**. Rain date **Sunday July 2**.
The Yacht club will be using the same company as last year.*

Municipal Land Planning Committee Update:

Jack Sorenson

Jack Sorenson: Meeting for over a year now. Some of our important considerations is that we want the clubhouse to be able to be maintained by one employee and keep it as it is now, a regional golf club. The other key idea would be not to change the golf course or infrastructure. We investigated key floor plan considerations and building use. We wanted to review how the building was going to be used. Golf outings, parties, and maintaining the ambiance of the current clubhouse. The committee came up with specific standards and details that are construction-related details that would help guide an architect. Several floor plans and suggestions were drawn and given to the architect. The committee talked with several and we did obtain bids from 2 architects around Christmas time that we felt we liked best. Kehoe Henry and McCormack & Etten were the two firms we came down to. Paul Lopardo, Scott Rhyan and Jack Sorenson met with both architects, who knew that our budget for the building would be around 1 million dollars and with additional landscape etc., would come to about 1.2 million. They thought that it was reasonable for the size, which currently is around 3100 square feet. The committee is thinking that the building we would want to build would be around 2600-2800 square feet, trying to keep it minimally sized and efficient for our purpose. We would build an unfinished basement with 9' ceilings that could house all the mechanicals so that the club would easily be on one level. Our timeline was to get bids in so that we could decide. We recommended to the board approval McCormack & Etten to the design phase which allows us on to start immediately so that we can come up with some design elements both floor plans, elevations and interior cross sections and a reasonable budget so that we can publicize it this summer at the annual meeting. As the committee we felt like both companies would do a great job. We felt that when comparing McCormack & Etten was \$20,000 less than Kehoe Henry and was a fixed fee and Kehoe's was not. Total the McCormack & Etten's second phase was a flat fee of \$30,000 and Kehoe came down to \$50,000. The total difference between the two architects was around \$75,000 in total so McCormack and Etten ended up being the lower quote. Their hourly fees were lower as well and included everything. We don't think that the fireplace is going to be able to be saved. It has been discussed and it is not practical to save it but practical to replicate it in some way. We are still looking at other ideas about saving portions of the fireplace and what we can do with the stone. We have also put a space in in the design for a possible elevator if needed in the future. The kitchen elements are a catering kitchen type design and adequate for golf outings, maybe a roll up door. Not set in stone yet. The clubhouse will be a year-round building.

Layout: The thought with the layout would be to keep the bar on the same side as it is now but put a lot of windows along the side facing the golf course. Maybe have an opening between the bar and the patio.

Municipal Land Planning Committee Update:

Jack Sorenson

between the bar and the patio and maybe an awning or cover and enhance the size of the patio. There is discussion of enlarging the patio and cutting down 2 locust trees that need to come down. Maybe an area for a tent, food trucks. We are still in discussion. The septic field is still part of this design as well and will need to be worked in.

Dean Bostrom: After attending the committee meeting discussing architects of choice, I feel that beyond just the numbers it is important that we hire the architect firm that we feel the most comfortable with; and who has the feel for the project. I feel that McCormack is qualified, the timing is right which is key. We need to educate the lake residents so that they can make an informed decision. To move forward before Memorial Day Weekend, we need to have designs, a budget, cost implications, etc. We need to communicate this information to the residents in time so that they have enough time before the annual meeting so that they will know what the cost will be to them before the annual meeting.

Motion to approve the design phase and design development \$20,000 flat fee amount not to exceed for McCormack Etten: Motion 1 – Jane Larsen Motion 2nd John Gilmartin. All in favor. We will get started with the architects.

Jim Kroepin: **Plat of Survey proposal:** Batterman did some work with LLLMD in the past and we reached out to them to make a proposal for the new building and the surrounding area which came to the amount of \$2400. This would be a detailed survey. Recommendation to approve the survey work not to exceed \$3400 which will include any additional changes made by the architect if need be. Jim motions to approve the proposal not to exceed \$3400. Jane seconds the motion. All in favor of approving the proposal. Motion approved.

Jim Kroepin: **Soil Borings:** It was mentioned by the architects that we need soil borings under the clubhouse. Jim reached out to a Geotech firm from Madison that would do a boring test below the surface and would include \$4690.00 a geotechnical report. If we feel that we need to get another quote, there are several other companies that we can get quotes from. Motion to entertain \$5500 not to exceed soil borings if required by the county and the architects and if we decide to move forward with that. Brian motion to move forward, Jim 2nd. All in favor. Motion carries.

Satellite

Brian Holt

Brian is able access satellite images of the lake through free software. The download is (30 gig) We will be able to download the images onto a computer so that we will easily be able to view a particular property. Once uploaded into the computer we will be able to enter comments and drawings and make it usable so that others can access it as well. The only thing we cannot control is when the images are taken so during the winter months, we may need to use a drone. We would need to use the drones to see if there are any violations being made in the winter. The drone use has not been approved yet and is still on the table.

Septic / Pier Permits

John Gilmartin

One resident said that she was being charged for septic pump outs on her taxes and she has a tri-flow system and doesn't have a septic system. That was a property that had a septic and they built a new house in 2012 and they never notified the town about it so it was never taken off the bill. They cannot refund any money to the resident and cannot understand why this was not taken off the pumping system. This will be followed up by Kristie next week. Pier permits are coming in slowly but still coming in.

Clean Boats Clean Waters

Jane Larsen

Waiting for reimbursement from the DNR. Waiting for Grant. Sarah has gotten us more grant money for the boat launches for 2023.

Town of LaGrange

Don Sukala

Ski Survey In the hands of the Town of LaGrange. John Anderson supervises the safety committee. There is going to be a discussion sometime in February or March. It has to go to the Attorney, etc. That may take a year or so. Deakin Island bridge is done. The Westshore Boat Launch is done, and it is looking good. The Boat House on Westshore Drive has been collecting lost skis, rafts, etc. Please call Don Sukala if you lost anything, it may be in the boathouse.

Dam

Jim Kroeplin

Water reading holding steady. Did a reading on December 29th level was 884.50. Hopefully spring rains will bring the water up. No new information on the watershed study. There are grants available for urban runoff but our area is not considered “urban” so we are not able to be considered for the grant. Don Jean Bay – DNR Grants should be coming next week. Payments are released 3-5 business days. About \$39,000. Water safety patrol, boats are winterized, repairs will be done, county radio system is still proceeding, and timeline is being pushed back. We will be needing new radios. Possibly later this year or 2024. DNR reimbursement for 2022, Chris St. Clair has that put together and needs to be submitted later this month. We will be looking to hire more officers this spring. In order to be a little more competitive with the other agencies, we will need to raise our pay scales to try to be a little bit more attractive and get more in line with what the other local departments are paying. The water skier spotter rule: Talked to John Anderson a while back and he was going to have a meeting together and that is in the works.

Golf Course

Dean Bostrom

Financially: We had a surplus of about \$26,000 we are at about \$39,000 and we are up about \$13,000 from last year after all our operating expenses. Gasoline alone we spent \$5000 more than we spent the year before and we purchased a beer cooler and some things needed in the clubhouse. Rounds were up 662 from the year before. Total rounds were just under 15,000. Our golf cart lease is coming up. It expires in 2024. The number of carts that we have leaves us where we can't book tea times. We are looking for 4-5 more carts. We are looking at a new lease and up to a 6 or 8-year lease at our new meeting. The board approved the removal of 2 trees at our last meeting. The trees are locust trees that drop pods and hang over the building and must be removed and grinded down. Stan's tree service was the least expensive at \$5000.00. Dean: Motion to remove the trees. Jane Larsen-2nd. All in favor. Motion carries.

Material Storage Bins: Bob Covers is planning on putting together the storage bins over the winter so that we will be able to be ready for spring. There will be a concrete base so that there will not be any waste regarding mulch, dirt, etc. Everything will be separate.

Golf Course

Dean Bostrom

Maintenance:

Sparky is doing all the maintenance right now. Draining the water in the building, breaking down all the equipment, power washing it, painting, sharpening the blades, painting signs, blowing out the irrigation system. Looking forward to opening the golf course the first thing in April.

Treasurer–Aquatic/Plant Management

Greg Wisniewski

APM: Nothing new on equipment. We got the final payment on the grant. \$49,000. **Treasure report:** has been posted. The bank books have been brought up through November. There is about \$130,000 in 2022 budget expenditures that need to be done.

WSP: 2021 & 2022 not finalized with the town and the water safety patrol; working with the accountant.

Capital reserve account: To clarify all the expenses approved today for the building, would be funded out of the capital reserve account. The capital reserve account currently has \$160,000 in. The 2022 budget needs to be funded to that account has another \$10,000. The 2023 budget then puts another \$10,000 in there so that there will be \$180,000 at the end of 2023. And today we approved another \$28,900 that would be funded out of the capital reserve account. Greg has not paid anything out of this account in 3-4 years.

District books have been posted online. There will be reimbursement from the golf course for accounting fees and water safety for accounting fees, that will be posted as well.

Next Meeting:

April 15: 8:00 am

Dean Motion to Adjourn – Jim 2nd. All in favor.

Meeting Adjourned