

2022 Lauderdale Lakes Lake Management District Meeting

October 29, 2022

Lauderdale Lakes Country Club maintenance building

Meeting was called to order by Dean Bostrom 8:05AM

The commissioners were introduced and recognized

Dean Bostrom (present)	Chairman – Golf Course
Greg Wisniewski (present)	Treasurer –Aquatic/Plant Management
Jim Kroeplin (PHONE)	Dam and Environmental Projects WSP
John Gilmartin (present)	Piers & Septic’s
Jane Larsen (present)	Secretary – Clean Boats Clean Water
Don Sukala (present)	Town of LaGrange
Susan Pruessing (absent excused)	Walworth County Representative

Approval of the Agenda

John Gilmartin Approve the agenda – Jane 2nd

Approval of Minutes of the September 24th, Board Meeting

Minutes were unanimously approved. Motioned by Jane/Seconded by John

Open Comments:

The old street columns near the community center need work. Dean talked to the masonry contractor about getting the columns regouted and preserved. The contractor said he can get it done in the spring. By board approval, anything over \$10,000 needs to be discussed and approved. We went ahead and approved the work to be done because we didn’t want to wait any further because of the bad shape the columns were in. The price to repair and preserve is \$5800.00 He will work on preserving both columns.

Municipal Land Planning Committee Update:

Paul Lopardo:

The committee had a meeting 2 weeks ago and they are in the phase of qualifying some architects and want to have something ready to present at the January meeting. Scott Rhyan contacted some of the architects to see if they had some time to come out to the property and do a walk through, get ideas, make notes, and get some sketches drawn. Paul hopes to have more information on the architects and plans before the January meeting.

QUESTIONS: Dean Bostrom / Greg Wisniewski:

Dean: When will you be ready to present an architect to the board?

Paul: Jack and Scott are discussing that.

Dean: We can have further discussion on this topic at the January meeting.

Greg: Do you have a list of Owners Program/Packet on what the architect will be doing and what the boards are looking for?

Paul: The MLPC board is putting a packet together. The packet is being amended with our layouts, plans and ideas. Jack Sorenson will be putting that together.

Greg/Dean: The packets should be shared with the LLLMD board. We would like to see what the expectations will be. We want to make sure that the plan is in the realm of what our expectations are. Dean will be putting some updates together with information on the plans. It is important that all the architects have the same information so that we are all looking at the same criteria.

Dean will forward what Jack provided him and to make sure we are covering our basis with the plans. We want to make sure we are all looking at the same criteria.

Drone Packages

John Gilmartin

John received four different bids which range from high to very low.

The highest bid which included flying over the lake in January to see if there are any bubblers without permits was \$2200.00. Another bid was \$1750.00 and another company out of Portage Wisconsin would do it for \$300.00 and another company in Janesville was \$75.00. Two of the companies are certified and insured. **Dean Bostrom** mentioned the fact that we should really get a look at past work that they have done so we know what we are getting. One of the ideas was to split the cost with the Town of Lagrange and not only having a flyby in the wintertime but one in the early summertime to look for construction that is not permitted. Dean is asking **Don Sukala** to talk with Crystal at the Town of LaGrange to see how much money they will be able to contribute to the drone service. The original contribution was going to be \$3000.00 Don says that right now they are tight with money because the town just spent

\$65,000 to repair the Westshore launch ramp, Gavers Pavers will be paving the entire parking lot for \$24,000 and the Deakin Isle bridge will be under construction as well. He is suggesting that the LLLMD puts the \$3000 in the budget. Don took out about \$24,000.00 at the Lauderdale Boat Launches this year. Dean: Talking about doing one fly over in the winter so that we can have a baseline.

Brian Holt: New Walworth County Representative / (commissioner for SEWRCP):

SEWRCP has put together updated satellite image map packages over the last 2 years. They provide a free digital link which we can sign up for and have access to an aerial digital map of our area. Jim Kroeplin is suggesting we do a drone flight over the lake this winter, then when we find out what SEWRCP offers we can decide if we want to do another drone flight in May and June to compare what SEWRCP has and to update our baseline. Dean: We will review and do research before the January 2023 and put it on the agenda for something we need to discuss at the January meeting so we can have more information. Brian will investigate this subject for us and get back to the board on what he finds out.

Golf course cart paths

Dean Bostrom

We are looking at 1. Cart path from the T-box is on 1 through the forward tees and then fan out. The 2nd cart path would be on 3 which is taking from the back of 2 Green and running up along the T-boxes. (Gravel Stretch) Sparky is going to go on the backside of 2 and put crushed limestone and doesn't feel like there should have an asphalt path so that the golf balls don't bounce into everyone's yards. We have a bid from **Merit** Asphalt for both cart paths for \$18,631.00. Merit feels that they can get the work done before the end of the year. Something we have been meaning to do. Sparky believes 8' 8" cart paths would be best so that when carts pass each other from either direction they are able to stay on the path with no problems. If we do Asphalt the paths would be 8'8" wide. If we were to install cement, the paths would be made 6' wide. Bob Covers gave us a price of about \$18,000 for cement. Greg feels that the concrete would last longer but is more expensive. Unfortunately, it is not feasible do an 8' wide concrete path. We will gather a few more quotes from Gavers Pavers and Superior paving out of Fox Lake. We can discuss this subject the next meeting and decide on who we want to go with and get on the list so that the work can get done early in the spring.

Golf Course Maintenance Equipment

Dean Bostrom

The equipment that Sparky utilizes is lightly used. Right now, the newest mower we are using is a 2014 and we have other equipment that is older than that. Our sprayer is a 1989 that has duct tape holding it together but has been holding it together.

Sparky has been looking out for used equipment, but the inventory is very low. He is in regular communication with Reinders and Cutters who are the major players that sell used equipment. There was 3 pieces of equipment that came available October 19th.

- 1) The 1st piece of equipment is a bank mower that has just has under 4000 operating hours, equivalent to 300,000 miles on a vehicle, it is past its useful life but can be used as a backup. A 2017 bank mower came available with 1700 hours vs. the 4000. Sparky feels that if we are getting 8-10 years out of equipment, that is good! The price for the 2017 with 1700 hours was \$33,000 and over \$50,000 for a new mower.
- 2) The 2nd piece of equipment was a rough mower. Our rough mower has over 5000 hours which is equivalent to about 400,000 miles on a vehicle.
- 3) The 3rd piece of equipment and is our biggest need is the sprayer. Our sprayer is a 1989 and we don't have an exact number on the number of hours, but it is our biggest need. Sparky has been having a hard time keeping it operating and has been having to borrow from other superintendents.

On October 19th Sparky received a notification on these 3 pieces of equipment and because the board meeting was October 29th, and the state legislature provides the opportunity governmental entities to make emergency purchases. We felt that waiting until the October 29th meeting, the equipment will be gone and back to square one waiting for equipment to come available. Dean did a phone survey with the board members regarding the purchase of equipment, and it came out \$93,995.00. That was on the 19th and by the 21st I got all the responses back and within that 48 hours the rough mower from Reinders was already gone but the other 2 pieces of equipment were available. We went ahead and purchased the equipment with the understanding that we would ratify it at the board meeting which is the legal process of making the emergency purchase and ratifying at the board meeting. At this point, the rough mower is not available but the other two piece of equipment are available and \$33,000 each. Dean would like to accept a motion to approve the purchase of the 3500 Bank mower with 1700 hours operating and the 2017 sprayer with 1295 hours on it.

Jim Kroeplin makes a motion to purchase the bank mower and the sprayer/ *Jane Larsen* 2nd.

Greg Wisniewski: Financially: \$33,000 be taken out of the Golf Course Equipment Reserve which is budgeted at (\$78,000) We also have \$30,000 (Line 51) at the end of the budget that we started 3 years ago to get our equipment to where it is serviceable. The \$30,000 has not been expended at all this year. Greg will be getting everything updated in the next few months.

Recap: \$30,000 will be taken out of the 2022 Budget and \$36,000 out of the Golf Course Equipment reserve. That still leaves us \$42,000 in the budget so in case a rough mower comes available. Sparky still looking for a green mower as well.

Dean Bostrom: Amend the motion to include the financing on the 2 pieces of equipment. Greg W 1st / Jim Kroepelin 2nd All in favor. Motion carries.

Maintenance Storage Bins

Dean Bostrom

What the maintenance storage bins involve, is putting up concrete slabs which are 40' wide X 16' deep X 6' high barrier wall (3 sided - 8" wall thickness) to store sand, dirt, gravel, and mulch. This project has been on the table for several years now and needs to be completed. As of right now, the sand is piled by the door and on top of the gravel next to the maintenance building. The dirt that is used for the T-boxes is sitting on the gravel next to it blowing around with no protection. These bins will help keep all our material separated and protected. This project will consist of a laying a concrete base floor with 16' long walls including a back wall that will be able to store 4 types of material. We have only received one bid which was from Bob Covers-Covers Concrete which came to a price of \$27,980.00, which is for 100 linear feet of concrete wall. The maintenance storage would be located right near the maintenance building. It would go along the trees where the garbage cans are and where the old maintenance building was in the day.

Don: We can investigate another option that B&K uses which would be a concrete barrier wall that can be picked up and moved. It is not solid concrete but is like large bricks.

Dean: Another option would be concrete barriers, like what they use on highways. Highway 12 is using them right now.

Jim: We might want to investigate an alternative for the walls, something more affordable and still end up what we want. We just want to make sure that they are sturdy enough because they will be getting banged up a lot.

Greg: Landscape supply companies use the pre-slab blocks for their bins. Visually the concrete will look nicer, they are thinner and stronger. We need a concrete slab, something quality so that when going into the bins to get dirt, sand, etc. we are not picking up under debris from the ground. There is \$30,000 in the budget for the maintenance building. Around the maintenance building, we need to make some drainage improvements, the gutters are getting pulled off because of the ice. We will need to have some concrete laid along the one side and the drive lanes-which we pull heavy loads through. If we get rid of the gutters, we won't have a lot of those issues. When the workers are cleaning the lawn mowers in that area, they are bringing that debris right back in and it then becomes muddy when wet. That is also an area where we get overflow parking, so concrete around that area will be good. I think it is a good

idea to get these bins built, we have needed for a long time. The sand hurts logistics when getting in and out of the maintenance building. It will be nice to get everything segregated and away from the doors of the building, but still in the maintenance area.

Dean: To clarify, the slab itself is 40' wide by 16' deep. The walls itself are 8" thick and the length of each wall that makes up the bin comes out 12' with a 4' area at the end of each wall which creates an area so that the bucket can get material in and out with ease. The major expense of this project is the slab. There are 5 intermediate walls and a back wall to create the 4 spaces. The space in between each wall is just over 9' which will give plenty of space for material and the maneuvering of machinery.

Jim: Jim suggests adding another 4' to the slab so that adds another foot to each of those walls. We need to make those walls strong enough to hold the materials and not put any additional pressure. Making the slab 44' X 16'

Greg: Greg makes a motion to go along with this project and to increase the width of the stalls as proposed by Bob Covers. It comes out to the how much room we have, and we want to be able to have room enough for the trucks to come in easily and dump the material into each bin. There is also the area for the lawnmower clean up.

Dean: Do we want to make this bid not to exceed \$30,000. He is planning on doing it this fall.

Don: When is he able to get this done? Concrete is a premium. \$175 a yard.

Dean: Motion not to exceed \$30,000. 1st motion Greg / 2nd motion is John Gilmartin. All in favor. Motion carries.

Tree Removal

Dean Bostrom

We were not able to get pricing for the tree removal. There are 2 locust trees that are in front of the clubhouse that hang over and present a liability. They are not assets. There are at least 2 in the parking lot that hang heavily to the south and again puts the clubhouse in jeopardy.

Jim: Does it make sense to gather some bids before the January meeting so that we can decide then. Those trees along the parking lot may not be on our property, so before we do anything with those trees, we should talk with Marilyn Bussa those trees might belong to her.

Kristie: Those trees that are located when you first drive into the parking lot and are hanging over are on the Bussa property. The tree at the end of the parking lot is ours. The 2 major concerns are the 2 locust trees that are located at the back of the clubhouse.

Dean: From a budget perspective, because this impacts the clubhouse, we were looking at using monies that were funded within the clubhouse. That money is in 2022 and is not in 2023 budget. There is not money budgeted for 2023.

Kristie says that the tree near the fireplace side is closer to the clubhouse and is showing signs that it is dying and starting to split. The other tree is by the cart turn area. Dean says no leaves on the trees as of right now.

Jim: I make a motion to move forward and remove the 2 locust trees that are on the south side of the clubhouse taking funds out of golf course maintenance if there are funds available. We should hold off on any of the trees that are along the parking lot right now, until we decide what needs to happen. 2nd Jane Larsen. All in favor. Motion carries.

Water ski spotting survey results

Simple survey with over **800** results.

In 2018 the state of Wisconsin changed the laws stating that the spotter was no longer required if you had a full visible mirror to see a skier. Between the LLLMD and the Town of LaGrange at that time the decision was made at that time that it was not approved to alter the hours so it was maintained that you would have to have a spotter, meaning 2 people in the boat. There was a proposal presented to the board by Matt Adler to see if the board would consider would limit the hours to varying times in the morning when the lake is not busy.

Example: Monday-Thursday or Monday-Friday at varying times early in the morning when the lake is not too busy. We talked with the town of LaGrange regarding this subject, and they encouraged the idea of doing a survey to see what the lake residents felt. We would then present the results to the town of LaGrange who will discuss further at safety committee meeting. After that it will be up to the town board. The questions were as follows:

1. If there is an ordinance change does not affect you, please check this box. There were 20 responses. **8.5%** doesn't affect them.
2. Should a variance to the spotter rule be considered? 126 responses. **53.8%** SAID **Yes**. **43.6%** said **NO**. 25% responses is a good response regarding surveys.
3. If yes, what days, weeks, times, excluding holidays would be appropriate and please check 1. The 4 choices were
 1. M-F Sunrise to NOON. The most expansive hours. **33.3%**
 2. M-F Sunrise to 9am. **4.3%**
 3. M-T Sunrise to NOON – **14.5%**
 4. M-T Sunrise to 9am. **6%**

Ken Reynolds who has been a long-time resident of Lauderdale Lakes and is an experienced water skier and boat driver, gave some insight on the lake traffic during the weekday. Ken feels that the spotter rule from sunrise to 9am is plenty of time to ski. Boat traffic has increased on the lake but everyone he sees early in the morning are experience skiers and boat drivers. He says that after 9am you will start to see a different level of skiers and boaters out on the lake. *Jim Kroeplin* is also an experienced skier that skis early mornings and has been a long-time resident. He agrees that sunrise to 9am is sufficient time to ski. All the serious water skiers are usually skiing before 9am. Any time after 9 am you will start to see more fisherman and boat traffic. We as a board can present the ordinance change to the board and they can decide if they want to consider amending their ordinance. *Don Sukala* suggested that we need to add subject on the agenda which is in the next 2 weeks. It will take almost a year to redo the ordinance, get it to an attorney, to the DNR, back to the board and then Sugar Creek must approve it, a lot of paperwork.

Dean is going to draft some correspondence to Frank Taylor with the survey results and the consensus of the lake board. We will present this information to the town.

Project Reports

Jim Kroeplin

Water safety patrol: The police boats have been pulled out of the water and they are making a list of items that need repairs over the winter. That will get squared away in the next couple of weeks. Walworth County is changing their radio system and we will need to upgrade our radios before 2024. We are waiting to hear back on the radios.

Don Jean Bay: The reimbursement form for the grants have been submitted for both grants and next year we will have to some maintenance on the shorelines that were installed from a standpoint that the plants are getting established and no invasives are growing in.

Water Shed Study: No updates.

Sugar Creek: Still trying to work with them on the Plantation Road reconstruction, trying to incorporate any water quality items in that project whenever that that moves forward. We will continue to review the areas that were identified in the study.

Dam Inspection: A week ago. The water level is 884.45 just down a little bit. It is a matter of rain. Jim didn't check after the rain that was last week. We only had a ½ inch to ¾ of an inch so it probably would have come up a little bit.

Audience question: Brian Holt - If the board knows how many radios, they are going to need they can lock in the price if they order before January 1, 2023. Make sure Captain Neilson knows what the radio order is going to be so that the price doesn't go up in 2023. Chris is talking with the county and a couple of police agencies to find out what they were doing if they were going to use the same supplier and package the orders.

Jim Kroepin: We are going to need 4 or 5 radios. Chris has been on top of it, but Jim will pass along to Chris the January date. We do have water safety reserves so that if we had to purchase in 2023, we would pull money out of reserves to cover that. If we can wait till 2024, we can include it in the 2024 budget.

Greg: What is the realm of the expense of the radios. \$5500 each.

Weed Harvesting

Greg Wisniewski

The equipment is stored. We had 356 loads. Typically, we get about 250 loads. Mike Bromlin is retired he worked on with the harvesting crew as chief for 22 years. The warranty work is being done on the new harvester. There are a few issues that must be dealt with.

Clean boats clean waters

Jane Larsen

Just applied for the new grant for next year. Waiting for the hours so that I can get them in for grant reimbursement.

The Town of LaGrange

Don Sukala

The Deakin Island Bridge not quite ½ done and should be done by December 10th. If they are on target. We are in the process of redoing the launch on Westshore Drive. Gavers Pavers will be coming in to pave the parking lot. 2 major projects in the town. We will be finalizing the budgets at the next town meeting.

Pier permits still coming in. We got 2 in today. Still trickling in. The inspection report on the building. We had a few violations; we got all new smoke detectors and some of the fire extinguishers update. The first time the building was ever inspected.

Golf Course report

Dean Bostrom

Very successful season at the golf course this year. We are scheduled to close after Monday. At that point Sparky will be doing aerating. He will be blowing out the water lines. This next week will be used for finalizing things in the clubhouse and the golf course. We are up 568 rounds from 2021. Revenue and expenses, our net is \$57,553. The golf course is operating in the black and with that, we were able to order a new beer cooler and ice maker purchases in house through the operating funds. One of the things that stands out in the expenses, last year our gas and oil \$13,600. This year we are at \$20,400 which is about a \$7000 increase which is a huge increase. Hopefully that number will come down next year. One of the things that we were proactive on is that we increased the cart fee by \$2.00. This helped us to offset some of the increase in gas and oil. We are still the lowest price in cart rental around.

Treasures Report

Greg Wisniewski

Things have not changed that much at this point. Bank balances are online and the revenue expense sheet from the last meeting. With all we discussed today and getting the 3 checks for the grants, repaying loans, we will be fine. We will have a significant negative balance in the operating account at 2022-year end. He will get an update on the bank balances and the profit and loss at the end of December and get that information online.

NEXT BOARD MEETING: January 14th 2023 – 8am

Dean: Motion to adjourn: 1st Don/ 2nd John- Meeting adjourned.