

2022 Lauderdale Lakes Lake Management District Meeting

September 24, 2022, 8:05

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)	Dam and Environmental Projects
John Gilmartin (absent excused)	Piers & Septic’s
Jane Larsen (present)	Secretary – Clean Boats Clean Water
Don Sukala (absent excused)	Town of LaGrange
Susan Pruessing (absent excused)	Walworth County Representative

Approve the amended agenda for September 24, 2022

Amended agenda approved by motion Jim Kropelin/Jane seconded. Motion approved. After #6 the Land Planning committee update and then everything else will on the agenda will follow.

Approval of Minutes of the July 9, Board Meeting

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

Open Comments:

Election of officers: Open the floor for nominations. Chapter 33 which governs lake districts requires the board to select a chairperson, Secretary, and treasurer.

President position nomination: Dean Bostrom. Jim Kroeplin 1st , Jane Larsen 2nd, Kristy Nominate Dean Bostrom to remain chairman of the LLLIA.

Treasurer position nomination: Greg Wisniewski. Jim Kroeplin 1st., Jane Larsen 2nd. Nominate Greg Wisniewski to remain as treasurer of the LLLIA.

Secretary position nomination: Jane Larsen. Jim Kropelin 1st., Dean Bostrom 2nd. Nominate Jane Larsen to remain as secretary of the LLLIA.

Call for a vote on the 3 officers. All in favor.

All positions and responsibilities will remain the same.

Municipal Land Planning Committee Update:

Paul Lopardo:

After the presentation at the annual meeting this past September 3, 2022, we proposed to have a meeting on October 14 to take in all the comments that we received and plan our next steps in terms of what we will be trying to put together as a presentation.

QUESTION: Dean Bostrom: What is the timing regarding the hiring of an architect?

Paul Lopardo: Informally we will be discussing qualifying architects and trying to get some design reviews in play and do some cost analysis on building. **DEAN:** Has the committee put together a reverse schedule for the potential architect? **PAUL:** We have already started the reverse scheduling with an opening in 2025. We need to present a plan with some details to be approved by 2023. More meeting details will be discussed and the next meeting which will be sometime late October or early November. Paul does not think that the MLP committee will be ready to approve anything yet and will know more once they have their own meeting mid-October.

Drone Packages

Dean Bostrom

There have been past discussions about using drones to record properties around the perimeter of Lauderdale Lakes, to make sure that lake residents piers are legally permitted. The town of LaGrange has agreed to fund ½ of the expense for the use of the drones (\$2000). Dean has contacted 6 companies which are providing a pricing per trip fee and a quote once they look at the lake. They all felt that taking videos would be better than still pictures. Video would allow you to review recordings as much as you want as well as take still photos. At the next meeting, we will discuss this subject with John Gilmartin who oversees pier permits. Dean has put together some preliminary information for the drone companies who will come out and view the lake and make an assessment on the cost of their services. Greg has allowed \$2000 in our upcoming budget. We are not formally approving one company at this time but would like to get a consensus so that we can go forward with this project. We can discuss this at the next meeting and award a contract to one of the 3 companies to provide the services. The board will approve at the next meeting. John will need to follow up with the 3 companies and put this subject on the agenda at the next meeting. **JIM KROEPLIN:** Since thinks that the town of LaGrange is interested and is willing to pay for ½ of the service. He thinks we should get proposals form the three companies. And identify the final cost would be and confirm with the town that they are still on board and get the approval wait the next meeting.

Golf course concrete work

Dean Bostrom

Concrete work from the 3-tee box and the forward tees. We have been working with Bob Covers to secure pricing. We have not received a price quote at this time and would also investigate the option of installing asphalt. Dean felt that concrete was best solution for that area. We are looking at 1 t-box going from the men's to the women's and T-box 2 would have crushed limestone would be a better idea so not to bounce and hit someone. **GREG:** Greg feels that the fence in that area (Country Club Drive triangle) is in bad condition with an opening in the fence that needs to be fixed. He would like to see a new fence put in. We spent a significant amount of money having BK Services come in 2x's a year cutting down everything growing in-between the fence. He would like to see a new fence put in and possibly have Bob Covers put 1-2 feet wide concrete underneath the fence so that vegetation won't grow between the anymore. The other option would be is to upgrade to a black vertical fence more towards Treasure Island. There is \$30,000 in the 2022 budget for golf course improvements. **JIM:** Jim thinks that the chain linked fence would work better because it will stop the balls going through. For a function point, it will hold the balls back. We will investigate the fence and possibly get something awarded at the next board meeting.

Board Walk repairs

Jim Kroeplin

Jim has been working with the Town of Lagrange to share the cost with us. Early this summer Chris St. Clair Chief sent an email to Jim Kroeplin. They were looking at how they would respond to emergencies on the lake, especially at night. They felt like the quickest way to respond would be to park on Highway 12 and take the board walk over to the boat in Don Jean Bay and get on the boat there. They walked along the boardwalk about a year or so ago and said that the boardwalk is in bad shape. There are a lot of board broken and it is not safe during the day and especially at night. Don Sukala, Jim, and Dennis Rucks, a carpenter that the Town of LaGrange has used. We walked along the boardwalk and identified several boards that needed to be replaced. Dennis put together an approximate number for our budget and verbally, we agreed that the Lake district would share ½ the cost and the Town of LaGrange would share the other 1/2. The town included it in their budget. We won't do anything with the proposal, until we confirm with the town that their budget would be approved. It looks like it would cost about \$2000 for the Lakes Management District and a couple of thousand dollars for the town of LaGrange. We thought this could be done in the winter off the ice because that area is swampy during the summer months. We would use treated wood. The boardwalk originated from the ski club who maintained it. They haven't used the boardwalk in almost 8-10 years now. Many of the boards have gone

bad. A portion of the boardwalk is on lake district property and the other portion is on town property. Without measuring to find the property lines, we agreed to split it 50/50, which would be the best way to go forward and get it done. **GREG:** Are the beams good or just the decking that needs to be repaired? **JIM:** 90% of the repairs will be the decking. We don't think that there are any stringers that need to be replaced but won't know until we get the boards off and examine everything. Jim doesn't think it should be bad. **GREG:** This could be paid out of the Environmental budget, and we generally have room at the end of the year for that. **Jeff Angst** asked whether the path is more of a direct path that would benefit onlookers during the fireworks. But that same path wouldn't benefit the lake district. IF the yacht club wants that path, they can fund that path. It doesn't really serve that purpose of what we are trying to accomplish regarding the repairs. We can make it contingent on the approval of the \$2000 amount from the Town of LaGrange and their approval to proceed. After that we can then we can go ahead and authorize the boardwalk repairs. We are committing \$2000 and can finalize at the next meeting.

Pillars/Column repair near the community center

Dean Bostrom

We received 2 bids. They are identical bids. One from a company that was from an employee that was going to do the work but is not working with them anymore. He provided us with the same exact quote from MC masonry of \$5800.00. This quote is for the 2 concrete pillars. On one of the pillars, the foundation has exposed concrete which needs repair. MC would finish off that pillar to look like the other pillar. He would ground down the damaged joints, replaced with new mortar, and replace any missing stones. There is an agreement on the board that the pillars are very old and will stay where they are now and not be removed. There has been talk in the past of possibly making signs for the pillars. At this point we really need to get the pillars repaired first before we adhere any signage. We have a price for not to exceed \$5800 to MC Masonry. **GREG:** The concrete cap (pyramid shaped) over the stone would work but tend to crack and moisture can work its way in. Limestone would look nice and more formal. We would put this repair under the Environmental Budget. Masonry should be done in warmer weather. We will table this project and talk about it more in the spring.

Survey for Water regulations

Jim Kroeplin

Currently the skiing requirement of skiing times are sunrise to sunset M-F and 9am-Sunset, Saturday, and Sunday - From Memorial Day to Labor Day and a spotter is required. The state of Wisconsin changed their rule several years ago not requiring a spotter. At that time, the town of LaGrange spotter rule will stay the same because of the amount of activity on Lauderdale Lakes and safety concerns. It was brought to our

attention early this summer a request to ski without a spotter possibly at certain times of the week. We spoke with the town, and they were hesitant to review it without understanding what the interest of the lake people was. We were asked to survey the lake residents to see what their thoughts are on this subject. We were going to send out a survey explaining what the state requirement is and what the current town ordinance is and possibly changing it to no spotter at certain times. We will be putting together the survey with multiple choices on times and days to pick from but with only 1 choice on the day/times. The survey will be sent out through the LLLMD website. Kristy Dowling will be checking on the incoming surveys daily to see the results. Approve the amended item to note that you can only check 1 option on the survey. Jane 1st - Jim 2nd motion. Motion carried.

Project Reports

Clean Boats Clean Waters

Jane Larsen

Nothing to report. Working on getting the grant set up and the new grant forms filled out for 2023.

Weed harvester

Greg Wisniewski

We have 504 tons harvested. We have never gone over 400. We pulled the old harvester out of the water last week and the new harvester coming out next week. All the harvesters have been paid and Greg is waiting for the canceled checks to come back so we can get the final money back from the grant which should be about \$50,000. Joe Johnson would do 2 days a week and will be now going to work 4 days a week M-Thursday. We will be looking to hire more people to hire so we have enough people so that we have some flexibility.

Dam

Jim Kroeplin

The water level is at 8452, which is about an inch and ½ below the average has been for the past few years. We plan to pull the trash board sometime in October before we have any ice concerns. We do have to do another inspection next year (2023). Jim received a proposal from the company who did it this past year. They can do it again for 2023 for \$2000 which is \$100 less than last year. We have money allocated in the budget.

Don Jean Bay Projects

Jim Kroepin

The Don Jean Bay projects are complete. We are in the process of getting the reimbursement papers together. We need to get some information for payments and contractors to get we will need to continue to monitor the shorelines for the next few years. WE will need to spray for weeds. Herb Sharpless has done it in the past but indicated that he can't do it anymore so we will need to work with a contractor to do it in the spring.

Water shed study

Jim Kroepin

The water shed study is complete. I've been trying to contact the different property owners that own property in the areas that were identified as potential concern areas. Sounds like people have already made improvements. Some properties that have previously been farmed have turned the property into wildflower fields. Those are less of a concern. Talked to the town of Sugar Creek who plan on the reconstruction of Plantation Road in the next year or two. I stressed our interest in working with them on any improvements from a drainage standpoint for water quality draining off Plantation Road and into LL.

Water Safety Patrol

Jim Kroepin

The patrol boats will be coming out in a couple of weeks. Patrols are scheduled through the end of October and based on if there is any activity on the lake. On Pleasant Lake, the Shorestation used for the town patrol boat 448, did not get put in deep enough water and had some water issues inside the boats that were resolved. Jim went to Pleasant Lake with one of the officers, brought a generator and a pump to get the water out, and got the bilge turned back on and moved the boat back onto the lift. It was still a float, but the back corner of the boat was under water. They ran the engine, which was above the water and noted that no damage done. The concern was that the battery typically gets turned off, and the boat is wired in such that when the battery is turned off the bilge pump gets turned off too. The other 2 patrol boats are not wired like patrol boat 448. With the rain we had this past summer, the level of water increased, and the boat was able to be placed back on the lift. The boat was covered but because the style of boat, the front portion was uncovered, which led to water getting into the boat. We need to make sure that the Shorestation gets put further out and the canopy cover gets put on.

On the dam board, the dam looks precarious. Is there another way we can build a catwalk or something safe for us to be able to reach the dam board easier so that we can remove and install the boards with ease.

Golf

Dean Bostrom

After a slow April and May we were able to catch up through June and July. We are up 627 rounds in comparison to last year. Revenue is up \$15,500 from over last year. Net is up \$14,400 but have some personal expenses that haven't been included from a timing basis. We are up and have a surplus of \$77,000. We are running in the black and running self-sufficient. There are several equipment needs that are building because of lack of availability and new equipment is about a year out. There is a lack of availability of used equipment too. Sparky is trying to be proactive with that too. The surpluses are getting put back into the golf course. We have minimized expenses in the clubhouse per say. The commercial ice maker and cooler can be transferred into the new building. We will be open until October 31st.

Golf Course Septic

Jim Kroepin

Regarding the new septic system, the design is complete, and the consultant provided a budget cost estimate which is in the range of \$97,000. We won't be doing anything with that until we can figure out funding/financing and whether it gets tied into the new building or a stand-alone project. We can't really go out to bid until we have a better handle on how we can fund it. **DEAN:** Is the large part of septic system the pump that brings things up hill?

There is a pump that would be installed near the building. And because the size of the system, it's what they call a dosing system. When it's pumped from the building up to the field area it goes into 2 septic tanks, drains into another pump tank, then that tank fills up, runs, and then doses the septic field. And then that tank fills up again...and then doses. There are several pumps and the overall size of the system. This system will be able to accommodate all 3 buildings. If we get some more competitor bids, we can get some better number.

Treasurer Report

Greg Wisniewski

The only number that is going beyond budget is insurance. Next year we will be going to change our budget numbers from \$17,000 to \$30,000. The DNR grant on the harvester: Jim is working on getting the final DNR dollars on the Don Jean Bay project. Once Greg gets canceled checks, Greg will apply for reimbursement on the harvester grant also.

Other Business

Next meeting scheduled:

October 29, 2022 – 8am Community Center

Tentative date of January 14th that we will confirm at the October 29th meeting

Motion to adjourn. Jim Kroeplin 1st / Jane Larsen 2nd

Meeting adjourned: 9:05am