



**LAUDERDALE LAKES LAKE
MANAGEMENT DISTRICT
MINUTES of 11/3/2018**

Meeting called to order by Chairman Sorenson at 8:05 a.m.

A. Roll Call:

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

B. Approve Agenda:

The agenda was unanimously approved on a Sukala / Diederich motion.

C. Approve Minutes:

A Summers / Kroeplin motion to approve the minutes of August 11, 2018 passed unanimously.

D. Confirm Officers:

Sorenson stated that he, Jim Kroeplin, and Greg Wisniewski are willing to continue on in their roles as Chairman, Secretary and Treasurer, respectively.

A Sukala / Diederich motion to confirm the positions of the officers – Sorenson as Chairman, Kroeplin as Secretary, and Wisniewski as Treasurer - passed unanimously.

E. Community Comments:

Paul Lopardo asked what the garages at the Community Center are being used for. They are rented as storage space, and the Water Safety Patrol keeps equipment in them.

F. Treasurer's Report / Continue 2019 Budget Discussion

Wisniewski noted that current bank balances (attached) are updated online. The tax levy has been completed and filed with LaGrange and Sugar Creek Townships.

He has started making the adjustments that were approved at the annual meeting. Excess funds have been moved from the Water Safety Patrol Equipment Reserve account to the Golf Course Equipment Reserve.

He has received a draft of the 2017 audit which will be available online when it is ready. He will also update account information online for the third quarter (first and second quarters have been available online.)

G. Discussion and Consideration of the Dam Improvement Agreement:

Kroeplin explained that the Sterlingworth Easement has been recorded. He has contacted the original bidders on the contract since their bids are a couple years old. He has confirmed with the DNR that the grant is still available. The low bid contractor, RLP Diversified, Inc., anticipates that they can complete the work on the dam for \$85,340. He would hope to begin work in late winter or early spring. He would like to award the contract to that low bid contractor.

Sorenson noted that this improvement will absolutely make the dam safer, and the DNR wants to see this improvement so that energy can't be stored that could potentially cause a dam breach.

A Wisniewski / Summers motion to accept the proposed contract passed unanimously.

Discussion: The easement was accepted by the homeowners association at the Sterlingworth after a meeting Memorial Day weekend. We needed at least 75% of the homeowners, and ended up with significantly more. The DNR has confirmed that the easement is acceptable and the contract can be awarded.

\$85,000 was previously budgeted for the project and has been set aside in a dam reserve fund. Provided the work can be completed for the bid amount and we receive the DNR grant, any funds remaining would be returned to the general fund and would reduce the tax levy for 2020.

The changes to the dam will not have an impact on the water level in the lake. A time period of low water flow would be helpful for the work, however.

Kroeplin further explained that the dam will need to be inspected by a licensed engineer every two years. He has a proposal from Manhard Engineering who will complete the safety inspection and report for \$2300 and the IOM (inspection, operation and maintenance plan) update for \$900.

A Wisniewski / Diederich motion to accept the Manhard Engineering proposal (\$2300 inspection and \$900 IOM) passed unanimously.

Discussion: The inspection costs have been anticipated in the budgeting process.

H. Discussion and Consideration of Club House Study:

Summers explained that he has been in touch with Mark Polocus, the structural engineer introduced at the August meeting, regarding providing an assessment for the clubhouse. He has provided a preliminary bid of \$8,260 to conduct a programming review and engineering study for the clubhouse. He would assess the structure, areas needing improvement for compliance and functionality, areas needing rehab and maintenance. He will also provide a budgeting analysis for engineering and repairs along with a conceptual design for replacement of the building.

A Summers / Kroeplin motion to accept the bid of \$8,260 was discussed:

Discussion: Wisniewski: The third portion of the proposal addresses program needs and we don't know what those needs are yet. He is concerned about both portions of the building – we don't know if the west portion of the existing clubhouse has a foundation. As an architect, he would like to see Polocus pursue the structural components of the building. One of the beams failed about 15 years ago and had to be repaired. Are we going to heat the building all year – if so, knowing about the foundation would be important, and we need insulation and updated mechanical systems. Walls, doors, and windows would all have to be replaced. In his view, if we don't have foundations and a roof system that doesn't have to be rebuilt, we don't have anything left to save. We have to be practical – we should evaluate what we have and what is needed, not jump to a conceptual design.

Sorenson: Polocus has segregated the bid into three steps. We would like him to look at the structural foundation first. The final step would be assessing the costs for renovation vs. rebuilding. The first steps would be the assessment of the building as is. Sorenson has prepared some cost estimates based upon his knowledge, but Polocus is local and can better assess what those costs may be.

If we decide to move forward, we would bid the project out to an architect. Polocus would help us discover what we have and what some costs would be.

This work would take place over the winter.

The capital reserve fund has about \$108,000 in it at present – funds for this study would come from the capital reserve.

The study would provide guidance for the community to determine whether the building should be renovated or torn down and rebuilt. A needs assessment for how we are going to use the building would come later after that initial determination – remodel or rebuild - is made.

We can break the project down and do the conceptual design portion at a later time.

An amended Summers / Kroeplin motion to accept the bid of \$8,260 to be paid out of the capital reserve fund with expenditures to be released in phases passed unanimously.

I. Water Shed Planning Concept

Sorenson explained that he has been contacted regarding a long-range environmental review of the area surrounding the lake. Lauderdale's watershed contains farmland to the west and north, and those areas can provide runoff that is harmful to our lakes. A study was done in the 1990s, the result of which was that the Lake District purchased some property to act as a detention pond to take some of the runoff from farm fields to the north.

That study is dated, and it may be time to revise that study. There is grant money available for these studies, but it is a three-year process that involves volunteers from the community. We need to assess soil types, where runoff is coming from, and whether there are ways to divert runoff and improve our lakes. The process may involve zoning at the Town level.

We would need to establish a committee and apply for grants to help pay the engineers for modeling. We would work with SEWRPC and Walworth County and the process would take about three years.

We would likely join forces with the LLIA and KMLT to get the project completed. This year there would be very minimal financial implications – more planning.

Discussion: Dean Bostrom volunteered to be on the committee and stated that he works with the Geneva Lake Conservancy. Other area lakes are being proactive about educating citizens about water quality – sending out letters explaining phosphorous and what residents can do to minimize phosphates and protect the lakes. The Conservancy would like to send out a letter to residents (at no cost to the Lake District) to make them more aware of how they can help to improve water quality.

Sandra Abt pointed out that this information may be useful for us to have in the future if the State ever decides to do anything about Highway 12.

J. Project Reports:

Town – Sukala noted that the Town is preparing its final budget in the next two weeks. The Deakin Isle bridge will be remodeled before 2024.

Aquatic Plant Management – Wisniewski reported that they removed 363 tons over the course of the year, which is 242 harvester loads and 2,178 yards of plant material. The equipment has been winterized and the runners on the harvester were replaced. We have a five-year permit that was issued in 2015. This coming year will be our fifth year, so he will determine whether we have to do sampling again in 2019 to get a new permit for 2020. Eurasian Milfoil is down in a lot of places. If we do another sampling, we could see how the plant population has changed since it was done in 2014. The DNR determines how these studies are completed.

Water Safety Patrol – Diederich reported that the Patrol had a good year. We were right in line with previous years in terms of citations and warnings. One of the boats will be painted this winter. The DNR audit will be completed in February.

Septic – Summers reported that there is nothing new to report.

Piers – The new ordinance revisions have to be finalized with the Town. The pier agreement also has to be revised.

Golf Course – Sorenson reported that the golf course finished in the black. The golf carts were picked up on Thursday, so the course is officially closed for the year.

Sorenson explained that there was \$30,000 approved at the annual meeting for improvements to the golf course. He is considering developing a golf course committee in light of those funds being approved. He read the attached document regarding the intent and purpose of the committee.

Discussion: The committee would likely meet in the Summer.

Tracy Bostrom volunteered to serve on the committee.

Wisniewski would like to start planning for the possibility of an irrigation pump failure. He would like to see the development of a plan that could be implemented quickly in the event of a pump failure. We need to determine an optimum water source for the golf course.

K. Other business:

The next meeting will be tentatively scheduled for December 8th at 8:00 a.m.

L. Adjournment:

The meeting was adjourned at 9:17 a.m. on a Sukala / Wisniewski motion.

Respectfully submitted by Andrea White.

Lauderdale Lakes Lake Management District							
Bank Balances 2017 2018							11/3/2018
				Book Balances			
<u>Current Operations:</u>			12/31/2017	6/30/2018	9/30/2018		
Lake District	Checking	1st Citiz.	\$22,601.75	\$11,448.70	\$117,503.22		
	Money Market	1st Citiz.	\$12,304.18	\$112,365.59	\$22,386.39		
Lake District Operating Reserve							
	CD	1st Citiz.					
	Money Market	1st Citiz.					
Reserve Funding 2017							
Aquatic Plt Mgt	Checking	Advia	\$0.00	\$0.00	\$0.00		
Water Patrol	Checking	1st Nat.	\$7,365.54	\$28,134.85	\$4,729.56		
Operating Accounts				\$42,271.47	\$151,949.14		\$144,619.17
<u>Reserves:</u>							
Dam Reserve		1st Citiz.	\$85,026.81	\$85,111.63	\$85,160.02		
APM Equipment Reserve		1st Nat.	\$107,982.10	\$108,329.06	\$108,750.78		
Water Patrol Equip. Reserve		1st Nat.	\$109,315.23	\$94,688.14	\$95,056.76		
Golf Equipment Reserve		1st Nat.	\$50,019.73	\$50,180.44	\$44,095.71		
Equipment Reserve				\$352,343.87	\$338,309.27		\$333,063.27
<u>Capital Project Fund:</u>							
	Checking	Advia	\$384.27	\$384.27	\$384.27		
	Money Market	Advia	\$108,530.65	\$108,747.30	\$108,873.23		
				\$108,914.92	\$109,131.57		\$109,257.50
<u>LL Country Club</u>							
	Checking	Advia	\$14,936.09	\$13,964.47	\$48,520.04		
	Money Market	Advia	\$30,516.29	\$1,529.75	\$1,530.19		
				\$45,452.38	\$15,494.22		\$50,050.23
Total				\$548,982.64	\$614,884.20		\$636,990.17
Bank Balance	Audit			\$548,984.00			

LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT GOLF COURSE COMMITTEE DESCRIPTION AND FORMATION

Functions and Purpose:

This committee is being formed to give the Lake District electors more input and to give the current golf course managers and the LLLMD board more community input into the prioritization and suggestions for the future of the golf course. Therefore, the committee is not designed to directly manage the course or even to make suggestions to the active managers, but to work with the golf course staff and LLLMD management in identifying and prioritizing overview issues, decisions and direction for the good of the golf course and community.

The purpose of this committee is to not only review the golf course proper but to help identify areas for improvement and prioritization of the suggestions. The suggestions, plans, and thoughts will be recommendations to the LLLMD board who will make final decisions upon the recommendations.

The committee is also charged with coming up with ideas and plans beyond just improvements; such as new program development (like a kids' golf school), exploring a work day at the Club House or Course and developing ideas for fundraising for the Golf Course, such as organizing a Golf Outing every two years.

Obviously, many of these are subject to staffing, budget, and physical restraints and will be considered accordingly.

The committee is not meant to usurp, compete, interfere with, or replace the duties of any of the existing staff or employees. We see the committee's purpose as a high-level committee to help with ideas from golf course users and to help keep the greater district community informed about the activities and benefits of the golf course.

Committee Size: five people

Committee Authorization: By Chairman

Committee Responsible to: LLLMD Board

Time frame: One year