



**LAUDERDALE LAKES LAKE  
MANAGEMENT DISTRICT  
MINUTES of 10/14/2017**

Meeting called to order by Chairman Mason, at 8:00 A.M.

**A. Attendance:**

Present: Chairman Mason, Ron Diederich, John Summers, Greg Wisniewski, and Rick Callaway. Jack Sorenson and Don Sukala were out of town and excused.

**B. Agenda:**

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

**C. Minutes:**

The minutes of September 9, 2017 were unanimously approved on a Callaway / Summers motion.

**D. Septic Pumping Bid Award:**

Summers reported that after advertising the bid process and sending letters to all pumpers in Walworth County, we ultimately received one bid, from Associates Septic Services who the district is currently using. The bid includes a 5% increase, which was what was expected, and the company will take digital photographs of each tank location. Locating tanks has been an issue in the past.

A Summers / Callaway motion to approve the Associates Septic Pumping bid passed unanimously.

**E. Project Reports:**

**Septic:** Summers had nothing new to report.

**Piers:** Summers reported that there is a pier issue at the Town Board – the Town is looking at the legal aspects of the request as it is in an environmentally sensitive area. The requests for new piers are from Mr. Sidhu who already has a giant pier. The existing pier was contested and went to a hearing before an administrative law judge who ordered that he should reduce the size of the pier to comply with the Town's ordinance and he never did. Now he has created two new parcels that he says wishes to sell and has applied for piers for both.

Jerry Peterson noted that he is concerned that Sidhu may be seeking piers for backlots, which is illegal.

Mason pointed out that the properties are well within the sensitive areas on the lake, and the district should encourage the Town to enforce their ordinance that there should be no new piers within that sensitive area.

**County:** Callaway had nothing new to report.

**Water Safety Patrol:** Diederich reported that the WSP is winding down; the boat on Pleasant Lake is out of the water, one of the boats on Lauderdale is out, the other will come out in a couple weeks. The WSP got a computer from the Town of Linn, so they will be updated the process of writing tickets and identifying people on the lake.

The engine on the 447 has had some mechanical issues and may need to be replaced. They are getting quotes for that replacement – so far the lowest quote is about \$14,500.

**Aquatic Plant Management:** Wisniewski reported that they harvested 364.6 tons of weeds this year, which is a little higher than typical. They have been dealing with equipment issues this year, so there was a bit of down time. He submitted the annual report to the DNR.

Clean Boats, Clean Waters is in its final days, and we will be getting data to the DNR for reimbursement. We will also be applying for the 2018 grant.

**Treasurer:** Wisniewski provided account balances and reported that he is working with the accountants to get the operating and reserve accounts aligned with how we publish information to the district in public notices. The tax levies are due to the Towns this month. Quarterly payroll will also be coming out. Chamberlain and Henningfield is printing checks – Greg signs checks and reconciles monthly back statements. This may save money on the audit at the end of the year as well since they did the data entry and shouldn't have to go through boxes of information.

Current accounts total: \$268,521.42  
Reserve accounts total: \$267,198.32  
Capital Project fund totals: \$128,254.10

**Golf Course/Environmental:** Mason reported that the golf course has just certified in another Audubon category – we have two left, and should be fully certified by next year.

The course will be closing in a few weeks so we can take care of tree trimming. We tried to do a lot of it last winter but the frost came out of the ground so early that we risked doing a lot of damage to the turf if they continued. This year we are going to take care of it in November since there isn't much revenue at that time of year and we won't have to worry about damaging the turf as long as it is a bit dry.

Both rain shelters have been rebuilt with a generous donation from a lake district resident who wishes to remain anonymous. There will be some landscaping in Spring to complete the project. Financially, the course is in good shape to make it through the winter and will be able to do maintenance and repairs on equipment.

Chris applied a wall-to-wall granular herbicide and fertilizer application, which will be applied again next year.

**F. Request to address the board by Rex Fritsche:**

Mr. Fritsche stated that he and about ten other people have created a group – they call themselves the Lauderdale Renovation Committee – and he deferred to Joe Dahir.

Joe Dahir said that they have put together a group of people who would like to be involved in the restoration of the golf course. He says the people involved are in the “top 5% of users of the course”. The people involved have detailed improvement ideas and they include several small business owners involved in construction locally and nationally. They have requirements: they want to be “officially recognized” as a committee, they want access to all financial records, they want access to past studies, drawings, proposals that have already been paid for. They may ask for additional funds for tests. Their goal is to come up with a comprehensive plan for the existing community center and golf course. Their estimated construction start date would be one year from today. They want to be recognized as an official committee because it will be a lot of work and those who don’t live here in the winter will spend money travelling back here.

Members of the proposed committee are: Joe Dahir, Eric Ostermeier, Pauly Lopardo, Mike Barrett, Dick Howarth, Dan Grunwald, Rex Fritsche, and Nancy Jacobsen.

Mason pointed out that the budget for 2018 doesn’t include funds for future planning, so they need to bear that in mind. Also, a detailed condition assessment was completed by the engineering team including experts in various fields evaluating everything from systems like plumbing and electricity to foundations and structure. From a liability standpoint we couldn’t pursue anything that is contrary to that assessment. The engineering firm advocated that it doesn’t make sense to put money into the old buildings noting their deficiencies.

Callaway stated that any group can bring reports to the board, at this point he wouldn’t be in favor of supporting a particular group – but if they want to work on it and bring ideas to the board, he asked them to please do it. The board would be happy to consider it.

Summers indicated that he thinks it is great that they want to take this project on. He would like to develop a relationship with them and will be happy to work with them. He would like to know who they are and what their qualifications are. He is concerned that if we recognize a specific group, there could be another group at the next meeting with a different idea. He noted that the Board knows that it is a lot of work – they are volunteers who put in a lot of work already. He would like to know what their ideas are and would be happy to work with them.

Other discussion from community members included the following:

- Tony Balestrieri suggested that the Board form a committee to look at where we are, what the community wants, and work with the engineering firm to develop a plan. (The board pointed out that they did create a committee over a year ago, and that is exactly what they have been doing.)

- Marcia Sahag pointed out that there have been meetings for several years – there were community meetings over the course of two summers, there were surveys sent out, there have been multiple board meetings where the project was discussed, the meetings are publicly-noticed and people are welcome to come, there were committee meetings, mailings sent out – they should look to themselves if they didn't take the time to attend and get informed. We can't make people come and participate. Everything that they are talking about doing has already been done.
- Pete Spaulding noted that a lot of work went into the plans. Now that the plan has been voted down, we should regroup to create a plan that can pass.
- Dick Mikulecky wanted to talk about the survey from 3 years ago. He noted that only about 211 people replied and contends that everything the board has done for three years is flawed because enough people didn't respond.
- Nancy Jacobson stated that their group got together because they didn't want to spend \$3.8 million. They love the golf course, but think it is in trouble. She says their group has ideas to make the clubhouse better and the community center better.
- Sandy Abt pointed out that there is already a committee, the group could help with that and move it forward.
- Dan Grunwald thinks there should be another committee so they can present new ideas.
- Marcia Sahag again pointed out that a lot of work has already been done. The reports are on the website, the budgets are on the website, the financials are on the website. All the tools necessary are available – the board has stated that they are willing to hear suggestions. She suggested that the group should attend committee meetings, and should bring their proposals.

Greg Wisniewski explained that the Board worked hard to develop alternatives. He believes that the plan that was developed was sound – the big question is what does everyone want to pay for? They were shocked that the plan was so costly. The Board didn't necessarily want Option B that was voted on, but that was the result of the two public meetings that were held. The majority of the people at the first meeting wanted Option B – we had thought Option C would be best – we were shocked that the majority wanted Option B. After the second meeting, again the majority wanted Option B to be presented for a vote. As a result of those meetings, the Board felt that the best plan was to present one option for an up or down vote and see where we should go from there. The biggest thing is to determine what people want to pay for – some people don't want anything at all. Sound thinking has gone in to the work so far, the reports are all online, anyone interested can look over all of those, and work on developing a plan that will move 100+ votes to approval.

Mason pointed out that there are integrity issues with some of the behavior that took place prior to the annual meeting. The work on this project took place over three years – at the eleventh hour there was a groundswell of dishonest behavior – a large portion of the 400 people who voted against the project did not attend any meetings and were not informed.

Summers has gotten bids on some repairs already. He will like to work with anyone who would like to present ideas – he encouraged them to bring ideas to the Board.

Anyone can request to appear on the agenda for a board meeting or a committee meeting. The committee does not currently have a meeting scheduled. Mason will let Joe Dahir know when he schedules his next committee meeting.

The group who would like to form their own committee didn't present any ideas.

**G. Other Business:**

Summers explained some of the quotes he has gotten for repairs to the clubhouse. Mason suggested that he work directly with Chris on those items – as long as Summers is at the helm and he is licensed and insured.

The meeting was adjourned at 9:07 a.m. on a Callaway / Diederich motion.

Respectfully submitted by Andrea White.