

LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT ANNUAL MEETING MINUTES AUGUST 31, 2019

The Annual Meeting of the Lauderdale Lakes Lake Management District ("Lake District") was called to order by Chairman Sorenson, at the Lutherdale Chapel, on Saturday, August 31, 2019, at 10:00 a.m.

<u>Members present</u>: Chairman Sorenson, Treasurer Wisniewski, Secretary Kroeplin, Commissioner Summers, Commissioner Diedrich, County Representative Pruessing, and Town Representative Sukala.

Chairman Jack Sorenson welcomed everyone and thanked them for coming. He thanked Lutherdale and Jeff Bluhm for their assistance every year with the meeting.

Approval of Agenda:

Chairman Sorenson asked for a motion to approve the agenda. A Don Henderson motion to approve the agenda, seconded by Walker Johnson, carried.

Approval of Minutes:

Chairman Sorenson asked for a motion to approve the 2018 Annual Meeting minutes. A motion by Peter Van Kampen to approve the minutes, seconded by Bill Corbett, carried.

Chairman Sorenson invited Debbie Ferrari from the Lauderdale Lakes Improvement Association and Jeff Angst from the Yacht Club to speak about their organizations.

Chairman Sorenson then introduced the Lake District Board:

- Ron Diederich oversees the Water Safety Patrol and Clean Boats, Clean Waters.
- John Summers oversees septic pumping and pier inspections.
- Jim Kroeplin is the board Secretary and oversees the outflow dam.
- Greg Wisniewski is the board Treasurer and oversees the Aquatic Plant Management Program.
- Jack Sorenson is the board chairman who oversees the golf course, insurance and environmental projects.
- Sue Pruessing has been appointed as the Walworth County Representative to the Lake District Board.
- Don Sukala is the appointed Town of LaGrange representative to the Lake District Board.

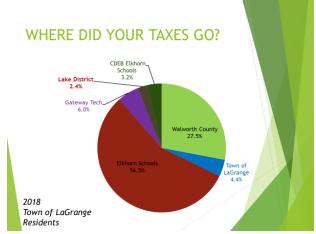
Commissioner Election:

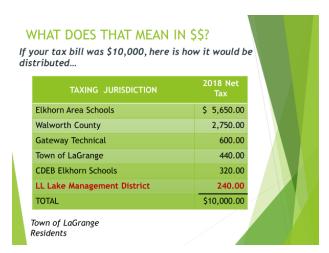
Chairman Sorenson called for ballots for the election. One candidate, Jim Kroeplin, turned in nomination papers for one position on the ballot.

Treasurer's Report:

Treasurer Wisniewski noted that the 2018 audit is complete and is available online. Bank balances and revenue/expense sheets are available on the website as well.

He explained the various taxing jurisdictions who receive tax revenues.





He explained the status of equipment for the various departments and noted that it is available on the Lake District website.

	Equipment	Date Acquired	Cost	Replace- ment Cost	Age (Years)	Estimated Years Remaining
	Harvester HM- 420	1992	\$47,000	\$156,450	27	5
	Diesel Engine	2011	\$13,412			
Aquatic	Harvester Trailer	1992		\$16,650	27	
Plant	Transporter LU 290	1992	\$42,000	\$141,600	27	15
Manage-	Outboard Motor	2005	\$5,000			
ment	Transporter Trailer	1992		\$16,650	27	
On website	Conveyor Trailer	2002	\$28,800	\$43,500	17	10
	Ramp Truck Transmission	2005 2018	\$12,000 \$3,300	\$40,000	14 1	5
			Total	\$414,850		
	Estimate 2% annual re	pair cost; app	roximately \$8000			
	New harvester/transp	oorter with stai	nless steel tanks. I	New harvester ma	ay be eligibl	e for DNR grant.
	Current equipment re	serve \$108,000	- about 26% repla	cement cost		

	Date Acquired		Replace- ment Cost	Age (Yrs)	Est. Years Remaining	
Crestliner I/O Boat 449	5/21/01	\$31,280	\$60,000	18	8 to 10	
Refurbish Boat 449	5/1/12	\$36,728		7		
REPL 449 Long Block Engine	7/1/16	\$5,599		3		
REPL Bimi Top + Curtains 449	12/28/17	\$2,940		2		\\
Harris Multi Band Radio	7/1/12	\$3,872	\$4,200	7	8 to 10	
800 Portable Radios (2)	3/16/01	\$997	\$1,200	18	5	
Defibrillator	6/25/01	\$3,126	\$3,126	18	3 to 5	
Falcon Radar Unit	6/27/01	\$1,440	\$2,500	18	5	\
Crestliner Outboard Boat 447	4/16/07	\$36,683	\$60,000	12	11	\'
REPL Outboard Motor 447	4/10/18	\$15,437		1	11	\
Light Bar Equip. Boat 447	4/16/07	\$6,917		12	11	MICE
Defibrillator refurbished 447	4/7/14	\$914	\$3,000	5	8 to 10	W2F
Defibrillator refurbished 448	5/10/14	\$1,007	\$3,000	5	8 to 10	
Shore Station	7/1/12	\$5,086	\$8,000	7	15	
Night Vision & 4 lenses	6/3/05	\$2,900	\$3,500	14	10	
Light Tower Boat 449	4/23/05	\$1,750	\$2,100	14	8 to 10	on websi
Light Bar & Siren Boat 449	11/30/11	\$1,405	\$2,000	8	8 to 10	
Swim Platform Boat 449	11/30/11	\$2,250		8	8 to 10	
		Total	\$155,626			

Equipment	Date Acquired		Replace-ment Cost	Age (Yrs)	Est. Yrs Remaining	
Fairway Mower 2011	2016	\$22,000	\$45,000	8	10	LLCC
Rough Mower 2010	2017	\$18,500	\$60,000	9	10	On
Banks Mower 2012	2017	\$11,500	\$35,000	7	10	web
Greens Mower 2014	2019	\$12,000	\$30,000	5	10	
Tees Mower 2010	2019	\$6,950	\$30,000	9	10	
Kubota 1999	2000		\$40,000	19	5	
Utility Vehicle 1996	1998		\$20,000	23	0	
Utility Vehicle 1996	1998		\$20,000	23	0	
Bunker Rake 2000	2005	\$5,000	\$15,000	19	0	
Out front mower 1990	2014	\$1,800	\$25,000	29	0	
Sprayer (Old)			\$15,000	23	0	
Pump House (early '80s)			\$75,000	30+	0	
		Total	\$410,000			

Wisniewski outlined the 2020 budget needs and plans for 2020 Lake District projects:

2020 Budget, Tax Levy, Lake District 2020 Projects

- APM: Harvesting plan requires five-year update.
 Total estimated cost \$13,870.
 DNR grant awarded for \$9292; \$6970 received.
- Dam: Reconstruction nearing completion. Safety fence, shoreline stabilization and site restoration will incur additional costs to complete project.
 Dam reserve remains at \$85,000. Substantial portion of project will be funded by an awarded DNR grant.
 Project completion costs are being established.
- Septic pumping: 2019 revenue was reduced by Sugar Creek not including septic pump charges in their real estate tax bills.
- These funds will be received in 2020.
- ► Environmental projects: Budget: Audubon \$1000, general \$11,000, Gladhurst \$3000, goose control \$3000, administration \$2000, wetlands \$2000.

2020 Budget, Tax Levy, Lake District 2020 Projects

- Don Jean Bay Shore Stabilization: North shore is experiencing erosion and requires stabilization. Stone riprapping is likely the preferred DNR approved shoreline stabilization material. The Lake District owns approximately a thousand feet of affected shoreline. Propose \$35,000 budget to establish DNR requirements, apply for available grants and commence with initial phase of stabilization.
- ► Tee #1 Drainage Repairs/Engineering: Erosion is occurring west of current clubhouse. Divert and stabilize runoff as necessary. Revise #1 tee and fencing as necessary and to comply with zoning to improve Country Club Drive sightlines. Apply for DNR surface sediment grant. Budget \$20,000.
- Wooded Preserve Maintenance: Replace deteriorated split-rail fence on Sterlingworth and Country Club Drive, perform tree preservation and maintenance, and remove invasive plants. Budget \$20,000.

2020 Budget, Tax Levy, Lake District 2020 Projects

- ▶ Pier inspection: Fee raised to equal pier inspection
- General Lake District: Costs budget: administration payroll \$18,000, communication \$4000, community center \$1000, maintenance building/equipment \$5000.
- Golf Course Irrigation Repairs/Engineering: Perform engineering study to provide alternatives for a sustainable and maintainable irrigation system. Budget \$20,000.
- Clubhouse Structural Safety Repairs: Shore and reinforce floors as necessary, replace 3 exterior structurally deficient decks. Budget \$15,000.
- Golf Course Improvements/Equipment: Continue to upgrade bunkers, repair asphalt cart path, improve drainage and replace antiquated equipment. Budget \$30,000.

Chairman Sorenson announced the results of the Commissioner election. Jim Kroeplin was elected. There were two write-in votes.

Update on Community Center Building and Clubhouse:

Sorenson explained the next steps in considering options regarding the golf course clubhouse and community center.

Next Actions

- Awaiting completion of factual information and better costs
- ▶ Disseminate the information to the community by print and meetings
- Receive comments from the District Community
- Ultimately decide upon a direction and timing
- In the meantime, we will be caring for and maintaining the buildings as needed

Sorenson explained that this will be an ongoing discussion at District Board meetings.

Comments / Questions:

- Why is the Board only considering the opinions of a small group of people? Shouldn't the greater electorate consider options? The Board wants to ascertain costs before the Lake District is asked to make decisions.
- Thank you to the Board for taking the time to analyze the situation before making decisions.

Water Safety Patrol Report:

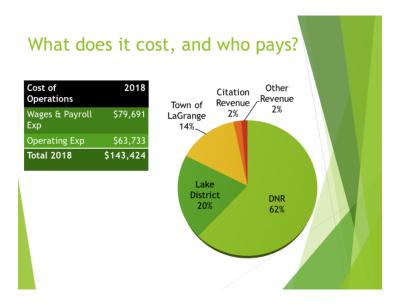
Ron Diederich thanked Ken Blanke for his service to the Lake District. He noted the longevity, training and activities of the Water Safety Patrol team.



He explained that the WSP patrols the lake from May to October, seven days a week, with extra patrols over the 4th of July weekend. They provide assistance for boaters on the lake and update the community on state and local boating laws. He provided statistics for previous years and noted that there have been 62 tickets issued so far in 2019.

	2018	2017	2016
tal Hours Patrolled	1,991.5 hours	2,053 hours	2,139 hours
lumber of Contacts	402	483	498
umber of Warnings	62 written	58 written	50 written
	75 verbal	122 verbal	104 verbal
umber of Citations	101 (1 OWIs)	78 (2 OWIs)	85 (7 OWIs)
# Dismissed	39	36	25
# Fine Imposed	62	42	60
Total Citation Revenue	\$2,701.16	\$2,384.28	\$2,408.85

Diederich explained the cost of the operation and the WI DNR's reimbursement.



Comments / Questions:

- A resident asked about a ticket given to a visitor. Water Safety Patrol officer Chris St. Clair explained the process involved in challenging a ticket and noted that their primary objective on the lake is promoting safety.
- A resident complimented the department for doing a wonderful job.
- Does the DNR require a certain number of tickets to be written each year to receive funding? There are performance requirements and written warnings are also included. Safety, not tickets, is the primary goal.
- How does the WSP determine that tickets should be written for PWCs getting too close to other boaters? Officers are trained every year and write tickets for blatant violations of the 100-foot rule.

Golf Course Report:

Chairman Sorenson presented the golf course report.



Sorenson thanked those who worked to purchase the property years ago and those who have contributed to improvements at the golf course over the years.

He thanked Chris White for his 17 years of service to the Lake District and welcomed Kristy Dowling and Mark Lockhart who are now running the golf course. He noted the efforts that both Kristy and Mark have made over the course of the summer and the volunteers in the community who have helped. He explained that the District has purchased two new mowers. Sorenson thanked Joe Ferrari for his assistance reviewing golf course financials.

Sorenson provided background for budget requests for golf course improvements.

Looking Forward

- A pump on the irrigation system has recently failed we plan upon updating all the pumps and controllers next year (within proposed budget)
- Equipment: We need to replace the utility cart, sprayer and sand rake, as we find appropriately priced used equipment (will be prioritized by budget)
- Sparky will continue to improve the condition of all areas of the Golf Course to both play and look the best we can
- Kristy has considered some changes in our snack offerings and merchandise sales (we are reviewing some options that residents have suggested)
- Our goal is for your golf experience to be as rewarding and pleasant as possible on a nine hole sporty golf course

Looking Forward (Cont.)

- ▶ 2018 financial performance was not what we want -
 - ▶ After we opened it snowed a very slow spring
 - Rain in the Spring play caused considerably lower play than the year before
 - Goal is for golf operations to support all capital improvements
- We are focusing on rounds of play as a key management goal - some possibilities for improvement include:
 - Offer a free round of play to all electors
 - ▶ Offer golf lessons for youth and/or adults
 - ▶ Offer special incentives
 - Review the greens fees
 - Review advertising
 - ▶ Keep the golf course in top shape
 - Review our point of sale process (integrate computer reservations)

Sorenson explained proposed golf course improvements:

Proposed \$30,000 Golf Course Improvements:

- ▶ Board approved a recommendation of \$30,000 to apply toward golf course capital improvements and equipment updates
- ➤ \$30,000 equates to approximately \$4.00 per \$100,000 of property valuation
- ► The proposed are improvements beyond regular maintenance

Comments / Questions:

- Some golfers do not want to play 18 holes, so the golf course should advertise that it is 9 holes. The golf course strengths are that you can play a round fairly quickly and we have competitive prices.
- How does the golf course compare to other golf courses in the area? Our prices are very competitive as compared to other courses in the area.
- Compared to Evergreen, Lauderdale doesn't do enough outings, charges too little, and doesn't host schools.
- Chris White started a program to host events for non-profits that brought additional people in the area to the course.

Environmental Projects:

Chairman Sorenson explained that the golf couse joined the Audubon Cooperative Sanctuary Program and noted the certificates that have been achieved thus far.

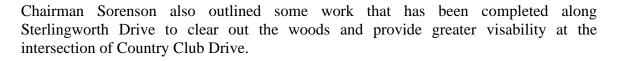
Audubon Cooperative Sanctuary Program

- ► Goals are to protect environment & reduce expenses
- ▶ Six certification categories
 - ► Environmental Planning Certified 2014
 - ▶ Wildlife & Habitat Management Certified 2016
 - ► Chemical use reduction & safety Certified 2016
 - ▶ Water Conservation Certified Fall 2017
 - ▶ Water Quality Management
 - ▶ Outreach & Education

Sorenson also explained the USDA Goose Management program on the Lakes – the USDA continued the program for this year - and he thanked the volunteers who assisted this year. Property owners can help by informing the District they see geese in the area in May or June.

Goose Management

- ► The U S Department of Agriculture ("USDA") Program continued in 2019 with the capture of approximately 49 resident geese.
- The geese are donated to be used for human or animal consumption based upon testing.
- You can help by reporting families of geese in May and June.
- We thank the volunteers who help with the program Pete Spaulding, Barb Wonser, Lois Stewart, Peter VanKampen, Scott Mason, Joe Kovarik and Jack Sorenson.



The District is working to stabilize the shoreline in Don Jean Bay due to the deterioration of the biologs that had been installed years ago, and Sorenson noted Herb Sharpless's work to maintain the wetlands and eradicate invasive plants.

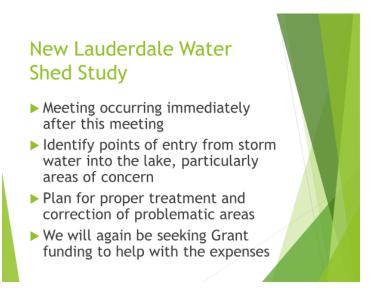
Don Jean Bay Shoreline Stabilization

- We are working with the DNR and KMLT to replace the ineffective biologs with boulders
- We will pursue Grant funds from the DNR for the project

Chairman Sorenson also explained some Watershed programs and the various organizations on the Lake who work to maintain water quality:



The District is pursuing plans for a new watershed study to maintain water quality.



Septic Pumping Report:

John Summers explained that the pumping program keeps property owners in compliance with State requirements and preserves the water quality of the lake. The District's concern is with failing septic systems leaking into the lake. Every system gets inspected and pumped every third year. Old systems not only affect the lake but can also be a hazard.

Septic Pumping

- Septics (not holding tanks) pumped once every 3 years
- All homeowners are assessed on property taxes for 1/3 the pumping cost every year
- Associates Septic Services charges us \$145 for each system pumped
- ► Helps to keep our lakes clean
- ▶ Contact information on our website

If you need information about when your system is to be pumped or have concerns about the condition of your system let us know – contact information is on the website.

Piers Report:

Summers also addressed the pier inspection role of the district – the Town of LaGrange and the State of Wisconsin has the authority to create laws and ordinances. We can only approve permits that comply with requirements – if a pier doesn't comply, homeowners need to go to the Town of LaGrange for a variance. In environmentally sensitive areas, any changes to a pier need a variance from the Town. If you need a new or replacement pier you need a permit. If you have questions, please contact us – contact information is on the website.

Piers

- All new or replacement piers require a permit
- Permit applications and information can be found on our website
- ▶ We do the "paperwork" for the Town they make the rules
- Non-conforming piers (too long, too wide, DNR designated sensitive areas of the lake) have to go to the Town for approval
- ► The Town is responsible for enforcing their rules

Aquatic Plant Management (Weed Harvesting) Report:

Greg Wisniewski explained that the District endeavors to remove as many weeds from the lake as we can. About 350 tons are usually removed per year. The District receives a 5-year permit that is expiring, so the APM Plan needs to be updated this year. He thanked all the volunteers who assisted with the sampling this year.

APM (Aquatic Plant Management) Program

- ▶ Fight the takeover by invasive plants
- ► Aid navigation and swimming
- ▶ Reduce build-up of muck
- Maintain an environment for the 'good' plants and animals
- ► Endeavor to always leave one foot of plant material
- ▶ Annual tons of plant material removed
 - ▶ 2016 347 tons
 - ▶ 2017 365 tons
 - ▶ 2018 363 tons
 - ▶ 2019 209 tons through August 15

DNR now requiring APMP updates every 5 years. Plant sampling performed in 2014.

- APMP update issued in December 2015.
- ▶ DNR Issued five-year harvesting permit (2015 to 2019).
- ► APMP defines mechanical harvesting areas; pier head to open water. See website.
- APMP now includes removal of floaters where reachable by harvester.
- ▶ Permit expires in 2019

2015 APM Plan

2020 APM plan update

- ▶ DNR requires an APMP Update every 5 years.
- SEWRPC will be performing APMP update.
- > \$9292 DNR grant was received.
- Aquatic plants were sampled at 1781 GPS points this month.
- ► A big thank you to our boat drivers who spent over 44 hours driving to each GPS point.
- Joe Kovarik, Roger DuClos, Peter Van Kampen, Bob Hamilton, Bonnie Speer, Greg Wisniewski.
- Upon issuance of APM Update Report, a 5-year mechanical harvesting permit will be applied for.

APM equipment is about 25 years old and the crew is very experienced in operating the equipment and are also mechanics who keep the machines running, but the District needs to consider upgrading the equipment in the future.

2019 Plant Harvesting Status

- Plant growth appears slightly lower this year.
- Invasive milfoil seems less in some areas.
- Our 27-year-old equipment is being well maintained by the crew.
- ▶ Thanks to Mike, Joe, Pat, and Steve.
- Thanks to Don West for continuing to take our plant material.
- ▶ If needed, contact 262/742-4511
- ➤ To aid harvesting, move buoys, rafts, floating toys, etc. behind pier head if possible.

The WI DNR allows mechanical harvesting beyond the pierhead, and the harvester can chase floaters inside the pierhead. They cannot go within 35 feet of shore – this area is the riparian owners' responsibility.

Riparian Shore Yard Maintenance

- Pier head to shore is riparian owner maintained.
- ► Removal of floaters, debris and fallen leaves substantially improves water clarity.
- Manual cleaning of plant material and muck performed by Sweeney's.
- New method being used is DASH (Diver Assisted Suction Harvesting) Plant material, including roots, is collected.

Wisniewski also reported about the "Clean Boats, Clean Waters" program at Lauderdale's launches that helps to protect the lakes from invasive species.

Clean Boats / Clean Water

- State sponsored program endeavors to eliminate cross contamination of invasive species and diseases from lake to lake.
- ► Tyryn Garza is monitoring launches.
- Coverage includes Sterlingworth, Bubbling Springs, Green Lake and Pleasant lake launches.
- ▶ Up to 75% of the costs may be covered by State Grant money.

Outflow Dam:

Jim Kroeplin reported on the dam and progress with improvements. After a late start due to a rainy Spring, the work on the dam is nearly complete. Fencing will be completed this Fall.

Operating as expected

- ▶ Many rain events in Spring, 2019
- Construction work was started after Memorial Day
- ► Construction completed in late July
- ▶ Fencing will be replaced in Fall of 2019 and has been included in the DNR grant
- ▶ Bi-Annual dam inspection completed August 7, 2019
- Dam area has been cleaned up and will be safer

Approval of 2020 Budget and Tax Levy:
Wisniewski outlined projects and presented the proposed 2020 budget and tax levy.

PROJECTS	2018 Approved Budget	2018 Rev/Exp. (Dist. Bks)	2019 Approved Budget	2019 Rev/Exp YTD 6/30	2019 Projected 12/31	202 Propo Budg
Aquatic Plant Management	49,550	49,569	50,000	8,644	59,000	52
				(6,970)		
Dam Maintenance	4,000	1,948	3,000	2,537	4,000	3
Septic Pumping						
Septic revenue				(46,785)	(46,785)	
Septic pumping 2019				6,525	58,000	
Net Septic Pumping	2,600	4,697	2,600			3
Environmental Projects						
Audubon, Gen., Gladhurst, Admin, Wetlands	21,500	11,553	21,000	4,645	20,000	22
Don Jean Bay Shore Stabilization						35
Tee#1 Drainage Repairs/Engineering						20
Wooded preserve Maintenance						20
Clean Boats Clean Waters						
Cost				1,152	8,000	
Clean Boats Clean Waters Grant				(3,680)	(6,000)	
Net Clean Boats Clean Waters	2,000	273	2,000			2

PROJECTS	2018 Approved Budget	2018 Rev/Exp. (Dist. Bks)	2019 Approved Budget	2019 Rev/Exp YTD 6/30	2019 Projected 12/31	2020 Proposed Budget
Pier Inspection & Permit Fee Receipts	2,750	287	4,000	(930)	3,000	4,00
Insurance WIO WSP & Golf	10,600	(284)	15,000	9,705	15,000	15,00
Professional Services						
Professional Fees - Legal	10,000	3,853	10,000	890	5,000	8,00
Professional Fees - Accounting & Audit	10,400	10,975	10,400	3,086	12,000	12,00
Professional Fees - Hwy 12 Consultant	18,000	9,000				
General Lake District Costs - Administration, Communication, Community Center,						
Maintenance Building	18,822	23,755	30,000	5,235	30,000	28,00

PROJECTS	2018 Approved Budget	2018 Rev/Exp. (Dist. Bks)	2019 Approved Budget	2019 Rev/Exp YTD 6/30	2019 Projected 12/31	2020 Proposed Budget
Water Safety Patrol						
State Aid & Tn of LaGr Receipts				(81,440)		
Cost /Reimbursement to LaGrange				93,595		
WSP Rev./Exp. Net						
Net Water Safety Patrol	46,200	46,451	48,000		48,000	50,00
Planning		500				
Total	196,422	162,577	196,000	(3,791)	209,215	274,00
Golf Course						
Income		237,170		80,723		
Other income		14				
Cost of goods sold		(44,703)		(13,099)		
Expenses		(203,809)		(79,567)		
Net Golf Course		(11,328)	0	(11,943)		0
Golf course Irrigation Repairs/Eng.						20,00
Clubhouse Structural Safety Repairs						15,00
Contingency Fund/Cash Year End	50000		60,000	-		20,00

PROJECTS	2018 Approved Budget	2018 Rev/Exp. (Dist. Bks)	2019 Approved Budget	2019 Rev/Exp YTD 6/30	2019 Projected 12/31	2020 Proposed Budget
Total Budget Expenses	246,422		256,000		209,215	329,000
Cash June 30			167,443			270,192
Additional Projected Exp. thru 12/31			(194,677)			(233,006
Balance Tax Levy			60,775			72,17
Tn of LaGrange WSP Funding 40k			40,000			40,00
Cash Available at January 1	-43652		73,541			149,35
Tax Levy	202,770		182,459			179,64
Revenue(Tax Levy,Int.,Loan)		218,416		140,628	(10,000)	
Contin. golf course Improv/Equip.			30,000		30,000	30,000
Tax Levy w/ Improvements			212,459			209,64

Treasurer Wisniewski explained the proposal to add \$30,000 to the 2020 budget for golf course improvements which would raise the tax levy to \$209,643.

A motion to approve the proposed 2020 budget and the corresponding tax levy of \$209,643, made by Rick Bauman and seconded by Don Henderson, carried.

Other Business:

The Lake District continues to monitor the Highway 12/67 funding situation, however this line item has been removed from the budget.

The 2020 annual meeting is scheduled for Saturday, September 5.

TDS Internet service is lacking. The District has learned that if there are enough people interested in upgrading to fiber, TDS would make that available.

Adjourn:

The meeting adjourned at 11:40 a.m. on a Rick Bauman / Pete Spaulding motion.