

**LAUDERDALE LAKES LAKE MANAGEMENT DISTRICT
BOARD OF COMMISSIONERS**

The Lauderdale Lakes Lake Management District will have a meeting on
Saturday, September 20th, 2025, at 8:00 AM at the **Lauderdale Lakes
Community Center** located at N7511 Sterlingworth Drive, Elkhorn, WI 53121
Meeting Minutes

1. Roll Call

Dean Bostrom	Present
Mike Cochrane	Present
Jane Larsen	Absent
Ken Partyka	Present
Jim Kroeplin	Present
Brian Holt	Absent
Don Sukala	Present
Ed Stygar (incoming commissioner)	Present

2. Approve Agenda

The Agenda was unanimously approved on a Partyka/Cochrane motions

3. Approve Minutes from July 19th Meeting

The Minutes from the July 19, 2025, meeting were approved by
Cochrane/Partyka motion

4. Open Comments

There was a request for a shoe scraper at the clubhouse entrances. Multiple
units will be procured.

5. Recognition of outgoing commissioner Jim Kroeplin

Recognition of outgoing Commissioner Jim Kroeplin for 7 years of service and
significant contributions (secretary, water patrol, dam, environmental projects,
Don Jean Bay restoration, watershed study).

6. New Commissioner swearing in

Ed Stygar was sworn in as the new commissioner

7. Election of Officers

Chair: Dean Bostrom – nominated and elected.

Treasurer: Mike Cochran – nominated and elected.

Secretary: Ed Stygar – nominated and elected.

8. Commissioner Appointments

Mike Cochrane - Treasurer

Jane Larson - Clean Boats/Clean Waters, Septic Program

Ed Stygar - Dam, Environmental Projects, Water Safety Patrol, Secretary

Ken Partyka - Weed Harvesting, Piers, Building Maintenance:

Brian Holt - Walworth County Liaison

Don Sukala Town of LaGrange Liaison

Dean Bostrom - Golf Course, Chairman

9. Resolution 2025-01 Authorization of commissioner for financial accounts

Resolution authorizing commissioners as signatories for District financial accounts, including Christy Dowling and 'Sparky' on the golf course account, was passed.

10. Clubhouse Update/Committee Updates

- Public opening July 31; Grand Opening August 23 (≈72 golfers; ~170 dinners; ~200 attendees).
- Close-out/punch list items in progress; equipment purchases continuing.
- Generator: commercial-grade; expected operational shortly (will power the full facility).
- Elevator: operating; awaiting state permits; anticipated shortly.
- Occupancy: Main level permitted; lower level currently limited (parking constraints). Parking plan in development (Jack McAndrews).
- Walk-in cooler (6'×10') arriving/operational in ~7–10 days.
- Sports TV package: not proceeding without NFL Sunday Ticket due to high commercial cost; Clubhouse will have network games (NBC, CBS, FOX) and other sports available.
- A large TV screen will be available for announcements and sponsors.

- Facilities odds/ends: additional golf bag drop (Ladies League donation), transition to automatic hand dryers, select furniture additions.
- Parking lot lighting to be added (coordinated with club storage electrical).
- Club Storage Building: 12'×28' on a 14'×32' pad; volunteer build targeted Oct–Nov (lead: Pauly Lopardo; coordinator: Tom Gnoit). Volunteers sought.
- Community Center Future: short-/long-term options under review (lead: Peter Van Kampen).

❖ Fundraising

- Net after direct expenses as of Aug 31: ~\$159,776; with subsequent donations approaching ~\$190,000.
- Contributions used for special purchases (event tent, tables/chairs, ice cooler, etc.).
- Paver Program expanding west of fireplace; info on golf course website.
- Tree Memorial/Tribute Program: 9 trees installed; ~4 pending. Fall installation deadline: October 18; spring installation also planned.
- Goal: support lower-level completion and parking expansion.

❖ Tennis & Pickleball

- Outreach to Sterlingworth Condominiums was unsuccessful (insurance/usage concerns).
- Exploring District property locations; fundraising committee formed (lead: Patty Jellick; members: Lori Allen, Renee Saban).

❖ Communication

The new golf course website, featuring online tee times, is now operational. The District website redesign is targeted for completion by year-end/early next year to enable timely, in-house updates.

11. Ski Team Relocation to Don Jean Bay - Discussion Only

- Board requests ski team leadership and concerned groups to attend the November 8 meeting with documentation.
- Public comments noted regarding safety, density, counter-clockwise patterns, buoy placement, and enforcement/education.

12. Discussion: Weekend Lake Use Hours (No Action)

- Proposal raised to allow water sports from sunrise to sunset (remove 9:00 a.m. restriction) to reduce peak-hour density.
- Counterpoints regarding kayakers/fishermen/sailboat races (10–11 a.m. Green Lake tradition).
- Education and buoy placement adjustments discussed; enforcement capacity concerns noted.
- Item scheduled for the November 8 meeting.

13. Second Weed Harvester – Repair/Replace Options

- Older unit (1991) with carbon steel hull experiencing leaks; temporary patches applied; currently out of service.
- Aquarius proposal: replace with stainless steel hull and refurbish key systems. Estimated project ~\$140,000; state grants may cover ~50%.
- New unit quote \$300,000 (grant ~50%).
- Alternative ideas: new steel barge, lease options; labor/operations hours reviewed.
- Decision needed by November 1 for grant timelines; special meeting set for October 18 to decide approach.
- 2025 harvesting to date: >500 tons (~1,000,000 lbs) weeds removed with two machines (through Aug).
- Aquatic Plant Management: DNR grant supporting new 5-yr plan; SEWRPC sampling done; aiming for February permit.

14. Water Patrol Boat #449 – Replace vs. Refurbish

- 25-year-old I/O engine failed; floorboards degraded; maintenance challenges with older custom wiring.
- Preference for outboard configuration for maintainability; reserve funds ~\$90k available.
- Resident, Jeff Angus, offered to refurbish/convert to outboard at lower cost; Board requested formal not-to-exceed written estimate and configuration with Chief Dan Markus.
- Staff to also price new boat (spec & outfit) for comparison; agenda Nov 8 for decision.

15. Chairman's Report

- Golf carts: on year 8 of lease (unusually long); new leased carts planned next season.
- Winter clubhouse hours (post-Oct 31, when carts are turned in): Thu 5 p.m., Fri 3 p.m., Sat–Sun 11 a.m., Mon 5 p.m.; adjust around football schedules.
- Holiday Party: Thursday, December 18 (clubhouse).

- Volunteer Master Gardeners: Sue Marcus and Cheryl Bulat to lead garden bed maintenance; volunteers to sign up at the clubhouse.
- Wake/Surf Boats: District to partner with Improvement Association on an objective resident survey this fall; education emphasis. The board will evaluate lake-appropriate guidelines over the winter.

16. Project & Partner Reports

- Town of LaGrange: request for consistent District attendance at Town Board meetings; Water Patrol agreement needs renewal (agenda Oct 13, 7:30 p.m.).
- Permits: 25 pier permits YTD; responsibility rests with owners to submit complete applications (contractors may assist).
- Weed Harvester removal planned for the end of the month; APM plan in progress with DNR grant and SEWRPC support.
- DNR reimbursement (prior year): passed finance committee; pending Governor's office decision.
- Golf Course: record rounds (+~680 vs prior year); cart-path improvements with impact-absorbing material on select holes; new push mower/edger for clubhouse grounds.

17. Treasurer's Report (through Aug 31, 2025)

- General Fund: all 2025 tax receipts posted; YTD revenue over expenses ~\$123,000 (further expenses pending).
- Water Safety Patrol: YTD surplus ~\$24,000 (additional internal rent and expenses pending).
- Reserves: limited aquatic plant maintenance balance; \$55,000 budgeted for 2026; Water Patrol reserves sufficient for boat ≤\$90,000 (additional 2026 allocation planned).
- Clubhouse project est. \$1,624,000; paid \$1,509,000; remaining estimated \$113,000 (generator, elevator, flooring, paint). Clubhouse cash on hand ~\$155,000 (incl. recent donations, rain garden credit, utility and insurance refunds).
- Loan: \$50 per parcel special assessment (vs. prior estimate \$55); Lake District to support payments up to \$40,000 from golf course surpluses; current loan rate ~6.0%.

18. Other Business

- Extended warranty approved for weed-harvesting truck: 10 years/100,000 miles bumper-to-bumper, at \$3,800, with a \$100 deductible. Staff to price snowplow blade for winter operations.
- Town assessment mailings concerns noted (not a District function).

19. Next Meetings

- Special Meeting: Saturday, October 18, 8:00 a.m. – Decision on second weed harvester (repair/replace) for grant timing.
- Regular Meeting: Saturday, November 8, 8:00 a.m.

20. Adjournment

The meeting was unanimously adjourned on a Cochrane/Sukala motion.