LAUDERDALE LAKES LAKE MANAGEMENT
DISTRICT BOARD OF COMMISSIONERS

Lauderdale Lakes Lake Management District Meeting
Saturday, July 11th, 2026, at 8:00 AM
Lauderdale Lakes Community Center
N7511 Sterlingworth Drive, Elkhorn, WI 53121

Meeting Minutes

1. Roll Call

- Dean Bostrom Present
- Jane Larsen Present
- Mike Cochrane Present
- Ken Parytka Present
- Ed Stygar Present
- Don Sukala Present
- Brian Holt Present

2. Amend Agenda – A motion was made by Mike Cochrane and seconded by Ed Stygar to amend the agenda to add a discussion about golf course finances.

3. Approve Agenda - Approved with a motion by Mike Cochrane and seconded by Ed Stygar

4. Approval of Minutes from June 6th, 2026 Meeting - Approved with a motion by Mike Cochrane and seconded by Dean Bostrom

5. Open Comments
   - Don Sukala recognized the Lauderdale Lakes Yacht Club and Jeff Angst for their efforts with the Fourth of July Fireworks
   - LLLMD will make sure meeting minutes are up to date on the website
   - The boat launch kiosk is complete on Westshore Drive. Kiosks will be added to the Launches at Bubbly Springs and Sterlingworth.
6. Proposal to Recommend Increasing Boat Launch Fees
   - There was a discussion on boat launch. Our current fees are lower than most lakes in the area. A proposal will be written and presented to the Town of LaGrange. The boat launches and launch fees are governed by the Town of LaGrange.
   - A motion was made by Ken Partyka and seconded by Jane Larsen to put together a comprehensive proposal for launch fees.
7. Water Safety Patrol Agreement Update
   - The Town of LaGrange and the Lauderdale Lakes Lake Management District (LLLMD) both sent notices to cancel the current Water Patrol Agreement. The LLLMD would like to work on a more equitable agreement for 2027.
8. Clubhouse Update/Committee Updates

❖ Construction/Building Committee
   - Construction for the new clubhouse is completed. The storage facility will be completed in the fall. Plans for the basement of the clubhouse are being discussed.

❖ Land Planning

- The pickleball courts are on hold because of fundraising

❖ Fundraising

- The pavers are on hold right now. Twelve additional pavers will still be installed this fall or this summer.
- Tree Tribute Program: 12 trees are still being advertised.
- General fundraising is taking a break as people have already really dug deep with both their time and resources into the clubhouse.

❖ Communications

- Website: We are working on trying to get a new website because the current one is not dynamic or real-time (information takes a week to post). The goal is to start the replacement this year.
- Quarterly Communications: Ongoing, with newsletters sent in March and June.
- District Dialogue: Will be distributed in the first couple weeks of August, as it must be received 15 days prior to the annual meeting.

8. Chairman's Report

* Annual Meeting Commissioner Elections – Nomination Petition Deadline August 4, 2026

- The Annual Meeting will be on September 5, 2026.
- Two board positions are open.
  - James Corcoran submitted his nomination for a position.
  - Mike Cochrane will run again for his position
- Nominations must be received by August 4, 2026.

9. Project Reports

Clean Boats:

- Four people are working at the launch this year.
- Full-time coverage: Thursday, Friday, Saturday, Sunday.
- Sporadic coverage during weekdays.

Septic tanks:

- Many new homes have not been recorded with the county and associates; builders often did not report septic tanks or installed holding tanks instead.
- A spreadsheet is being created for every person contacted regarding their septic, including past ones from the last three years.
- One overflowing septic has been reported and is currently being investigated.
- Associates will be raising their prices next year, leading to an increase in septic fees.

Dam and Don Jean Shoreline:

- A consultant inspected the dam last year, and the report was sent to the DNR.

    - DNR Action Items: Two items related to policy and emergency response are being reviewed and updated. A gap between the rocks and the dam needs to be fixed, and vegetation on top of the dam, for erosion control, needs to be addressed.
- The Don Jean Bay shoreline was inspected by a consultant, who reported everything was in good shape

Piers:

- 11 pier permits have been issued to date this year (compared to 41 total permits issued last year, with more activity towards the end of the year).

Weed Harvesting:

- Received a five-year permit from the DNR and an approved five-year aquatic plant management plan. Meetings with the DNR occurred this week and are scheduled for Monday.
- Received the green light to start harvesting more sensitive areas like Bubbling Springs after June 30.
- A refurbished 1991 weed harvester was received this week (the original carbon steel barge had leaks and was refurbished with a used stainless-steel bottom). The unit will be operational this week after fine-tuning.
- Waiting to hear from the Wisconsin Waterways Commission regarding grant funding for the refurbishment (expected to fund up to 50% of the costs). The original request was in November, resubmitted June 1.

Golf Course Update

- Up 169 rounds, overcoming a deficit from the prior month and moving in a positive direction.
- Golf Course Financials:
    - Utilities are up $7,000 compared to the old clubhouse.
    - Beer revenue has doubled, and liquor revenue is close to doubled.
    - Clubhouse-related expenses are just under $50,000, including $29,000 paid for the parking lot (partially from fundraising money).
    - Remaining parking lot payments: Three $9,000 payments (August, September, October), followed by a $35,000 final payment.
    - A $20,000 bond payment (first payment) was made.
    - Overall financial position is still positive but down about $30,000 from last year due to significant one-time expenses.
    - Expecting a surplus and the ability to make $40,000/year debt payments.
- The course is in good condition despite the heat, thanks to Sparky's maintenance.

10. Treasurer’s Report
* 2027 Budget

- Budget Changes:
    - Reserves: Increased from $90,000 (first '26 budget) to $116,027 ('27 budget).
        - Includes $31,000 for the weed harvester, effectively borrowed from the district and budgeted for repayment next year (original reserve $55,000, half cost $86,000).
        - Includes a $35,000 parking lot balance due in January.
        - Concern was raised about future reserves for items like boat motors, new boats (lifespan ~3 years), and weed harvesters.
    - Other Increases:
        - Archiving records: Increased due to ongoing work.

        - Water safety patrol: Budget increased from $70,000 to $80,000, hoping a new weekend rate attracts more officers.
- Overall Budget Draft: Represents an increase of $35,000 over last year (a little over 10%).
- Weed Harvester State Funding: It is uncertain what funding will be received from the state for the other half of the refurbishment cost. The treasurer will need to advocate for funding. If state funding is not secured, money may need to be borrowed.
- Preliminary Budget Approval:
    - The preliminary 2027 budget was approved with a motion by Brian Holt and seconded by Ed Stygar.
    - This preliminary budget will be included in the district dialogue and presented on the agenda. It is not a final approval; adjustments can be made at the annual meeting based on resident comments or board input.

11. Golf Course Bank Account Compromise

- The Golf First Checking and Golf First Money Market accounts were compromised due to "washed" vendor checks (name changed, signature copied/pasted). This is reportedly being done by the same person to others.
- Three checks totaling $7,500 were compromised within the last two to three weeks. Both accounts have been frozen.
- Kristy has a meeting on Monday with ADVA to open a new account. Board minutes approving the opening of the new account are needed by Monday morning.
- A motion by Brian Holt and seconded by Jane Larsen to open a new account at Advia Credit Union was approved.

12. Next Meeting Date- Annual Meeting, September 5, 2026

13. Adjournment – Approved with a motion by Don Sukala and seconded by Ed Stygar