

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

The Lauderdale Lakes Lake Management District meeting on Saturday, January 11th, 2025 at 8:00 AM at the **Lauderdale Lakes Community Center** located at N7511 Sterlingworth Drive, Elkhorn, WI 53121

MINUTES

1. Roll Call

Dean Bostrom	Present via Zoom
Mike Cochrane	Present via Zoom
Jane Larsen	Present via Zoom
Ken Partyka	Present
Jim Kroeplin	Present via Zoom
Brian Holt	Present
Don Sukala	Present

2. Approve Agenda

The Agenda was unanimously approved on a Partyka / Holt motion.

3. Approve Minutes from November 2nd Meeting

The minutes from the November 2, 2024 meeting were unanimously approved on a Cochrane / Partyka motion.

4. Open Comments

There were no open comments

5. Clubhouse Update/Committee Updates

❖ Construction/Building Committee

Dean Bostrom provided an update on the clubhouse project;

Demolition of the old building is complete. The excavation for the foundation is complete and the foundation walls have been poured and waterproofed. The next items to be completed are the structural steel and rough framing. So far work has continued thru the winter weather. We did pay an additional \$14,950 for winter conditions for the concrete work.

Based on the revised start, the completion is anticipated in July 2025.

The overall budget is still \$1,500,000 with a \$1,200,000 loan. Jack McAndrews, Jack Sorenson and Dale Hargraves are managing the construction for the District. Mark Pulokas has been retained to confirm that construction is being completed per the plans and specifications.

❖ Land Planning

The focus of the Land Planning committee currently is on the club storage building. It will be placed just west of the practice green. The construction is planned to be completed with volunteer labor in late spring / early summer 2025.

❖ Fundraising

A Christmas party fund raiser was held December 19 at Friends on the Square with 82 people attending. Approximately \$825 was raised for the clubhouse. To date net fund raising revenue is \$85,675.

Monthly newsletters will be sent out providing more updates and also information on upcoming fund raising events.

❖ Communications

Working on re-building the websites for LLLMD and the golf course

6. Application and Borrowing Resolution for State Trust Fund Loan in the amount of \$1,200,000.00.

Mike Cochran read aloud the Board of Commissioners of Public Lands Application for State Trust Fund Loans. Motion to approve the application

and borrowing resolution was made by Mike Cochrane and seconded by Jane Larsen. A roll call vote was made;

Dean Bostrom	Aye
Mike Cochrane	Aye
Jane Larsen	Aye
Ken Partyka	Aye
Jim Kroeplin	Aye
Brian Holt	Aye
Don Sukala	Aye

A question was asked about collateral for the loan. Mike explained that the approved real estate tax for loan repayment serves as collateral.

7. Ratify awarded construction bids for new clubhouse.

Jack McAndrews and Jack Sorenson were previously authorized by the Board to award construction contracts. Dean Bostrom and Jim Kroeplin were Board representatives to assist in review of the bids received. The list of awarded bids to date was read aloud by Dean Bostrom. The total amount awarded to date is \$655,211.61.

The list of bids to be ratified by the board is attached to these minutes. These bids were unanimously approved on a Cochrane / Kroeplin motion.

8. Second Amendment to KMLT Conservation Easement Agreement

This amendment addresses a number of specific items that are allowed to be constructed as part of the club house construction. This amendment was approved at the November meeting but was revised slightly by the KMLT attorney. Our attorney has reviewed it to assure there was nothing substantial that was changed. The document was unanimously approved on a Holt / Cochrane motion.

9. Approval of Additional Authorized Signature for Advia New Clubhouse Account

Kristy Dowling is being added to this account so that she can sign checks for the clubhouse construction. This is being done because of the number of Board members that are out of town during the winter months. Kristy has authority to sign under the condition that a board member has approved the vendor and amount of payment. This was unanimously approved on a Larsen / Kroeplin motion

10. Purchase of new outboard motor for water patrol's 2005 Crestliner Boat.

Bids were advertised in the paper and information mailed to nine local marinas. We received bids from three different marinas. The lowest bid was received from Cedar Lake Sales in West Bend in the amount of \$19,298. This marina is where we purchased the motor that is on the boat now. The original intent was to have the new motor installed prior to putting the boat in the water in the spring. During winterization a few minor repairs were made. Based on this, we plan to delay installation of the new motor until we have a problem with it in summer 2025. Cedar Lake Sales has agreed to this. Purchase of the new motor from Cedar Lake Sales in the amount of \$19,298 was unanimously approved on a Partyka / Holt motion.

11. Chairman's Report

No report at this time

12. Project reports

Jane Larsen –

Septics – Reminders of the pumping schedule will be sent out to residents in the spring

Clean Boats Clean Waters – Plan to work with the High School to have environmental students get involved with the program. New signage will be installed at the ramps. Waiting for the 2024 reimbursement from WDNR.

Jim Kroeplin –

Dam – Water level is holding steady. Bi annual Dam inspection will be completed by our consultant in 2025 at a cost of \$2200.

Watershed Study – Nothing right now

Requested proposal from contractor for spraying Purple loosestrife like last year. Will contact LLIA to see if they will continue to fund half of the cost.

Water Safety Patrol - Boats are out and winterized .

DNR Reimbursement paperwork is being completed.

Checking into spring, in person, safety classes put on by Whitewater WSP.

Ken Partyka –

Aquatic Plant Management - Working with DNR on a \$10,000 grant for weed sampling as part of the 2025 weed harvesting plan.

Looking at replacing the weed harvesting pickup truck.

Building Maintenance - Checking on the building maintenance contracts that we have currently.

Don Sukala – The Town is waiting to see what legislation may be passed regarding Wake Boats.

Brian Holt – Nothing

Dean Bostrom –

Golf Course – Rounds were up slightly for 2024. Net revenue was down slightly after additional equipment repairs and paying for one half (\$20,000) of the Bussa property purchase.

13. Treasurers Report

2024 books are not closed yet cause we are waiting for a few more invoices to be paid. Should be soon.

Reserve accounts are as follows;

Clubhouse reserve	\$102,000
Aquatic Plant Mngmnt	\$38,000
Water Safety Patrol	\$69,000
Golf Course	\$42000

Mike is in the process of submitting to the state for the clubhouse loan. Application is for a 20 year loan at 6% interest.

14. Next Board Meeting

The next Board meeting is scheduled for Saturday April 12, 2025.
8:00 AM at the Community Center.

15. Adjournment

The meeting was unanimously adjourned at 9:40 AM on a
Kroeplin / Sukala motion.

A Zoom recording of the meeting is also available on the Lake District website

Minutes respectfully submitted by Jim Kroeplin, Secretary

Attachments; BCPL Form of Record, Resolution
List of Awarded Bids Ratified