

**Lake Geneva Property Owners' Association Board Minutes**  
**4/15/2026 Monthly Meeting**

**Board Members Present:** Darrin Gyurich, Justin Blake, Matt Miner, Dave Zyble, Julie DeRose, Chadd Smith, Tom Antaya, Stacey Lenneman

**Excused Absences:** Stu Shafer, Mike LaCharite

**Guests:**

**Call to Order:** The meeting was called to order by Chadd Smith at 7:02 PM.

**Approval of the Agenda:**

- A MOTION to approve the agenda was made by Tom Antaya and SUPPORTED by Justin Blake. The agenda was approved unanimously.

**Approval of the 03-18-2026 Meeting Minutes:**

- A MOTION to approve the minutes was made by Tom Antaya and SUPPORTED by Julie DeRose. The minutes were approved unanimously.

**Treasurer's Report:**

- The 2026 Association Dues Invoice was sent to members on April 6<sup>th</sup>, 2026.
- There was general discussion by the board on the collection and processing of dues.

**Building Control Committee Report:**

- The board reviewed the supporting documentation for Gibbon's dock request.
- A MOTION to approve Gibbon's dock request at 706 E Geneva Dr was made by Tom Antaya and was SUPPORTED by Darrin Gyurich. The motion passed unanimously.

**Beaches and Parks Committee Report:**

- The board reviewed three quotes that were submitted for mowing and beach cleanup.
- A MOTION to select First Choice for the associations mowing and cleanup contract was made by Darrin Gyurich and was SUPPORTED by Tom Antaya. The motion passed unanimously.
- Chadd Smith gave a brief update on the status of our security service.
  
- The board visited both the East and West Beach to discuss what repairs need to be made and future improvements that could be done.
- **East Beach**
  - Mulch has not been put down in several years; the board is getting quotes to have this done. This would be for the areas adjacent to the parking lot and just below the parking lot by the porta-john.
  - The steps coming down from the parking lot are in rough condition. An option the board is looking into is capping the steps with composite deck boards and installing a railing.

- **West Beach**
  - Much is needed around the pump landscaping.
  - The berm that was built to redirect waterflow into the drain near the road is working well. It is preventing water from flowing down the hill that washes out the landscaping and sand. The board is looking at adding a little dirt and grass seed to maintain the berm.
  - The bushes on the back side of the parking lot need to be trimmed.
  - Water currently runs down the hill from the swing set area to the beach retaining wall and washes away the beach sand. The board is looking to put in a French Drain to redirect the waterflow.
  - The beach needs to have several yards of additional sand delivered to replace the sand the was washed away.
  - The wood split rail fence above the beach retaining wall is in poor condition. The board is looking to get quotes for a black chain link fence replacement.
  - The Tick-Tac-Toe portion of the play equipment is falling apart and needs to be removed.
  - The grass that is growing under the swing set has done well to keep the bees away.
  - The dirt in front of the seawall has washed away in several areas and needs to be filled.
- The board discussed which items would be appropriate for a long-term plan and which ones would need immediate action.
- A MOTION to spend up to 4k to install the French drain, get sand, and get dirt to fill in low areas like the edge of the retaining wall and the berm by the road was made by Tom Antaya and SUPPORTED by Justin Blake. The motion passed unanimously.

**Lake Level/Water Quality Committee Report:**

- The pumps are currently on, and the lake level is significantly up due to the recent rainfall.
- PLM water treatment for weeds is scheduled.

**City Liaison Report:**

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**Compliance Committee Report:**

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**Unfinished Business:**

- Chadd Smith gave a brief update on the status of Michael's sea wall project at 713 w Geneva.

**New Business:**

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**Guest Comments:**

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**Announcements:**

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**Adjournment:** A MOTION to adjourn was made by Tom Antaya and SUPPORTED by David Zyble.  
Meeting was adjourned at 8:23 PM.

*Meeting Minutes were prepared by Justin Blake.*