

Lake Geneva Property Owners' Association
03/10/2021 Annual Meeting of the General Membership Minutes
(Due to the COVID-19 Pandemic this meeting was held virtually via Zoom)

Board Members Present: Chadd Smith, David Zyble, Stu Shafer, Darrin Guyrich, Tom Antaya, Ginny Haas, Matt Miner, Ginger Koester, Samantha Pattwell

Excused Absences: None

Call to Order: The meeting was called to order by Chadd Smith at 7:04 p.m. Chadd announced that a quorum of the membership was present.

Approval of the Agenda: MOTION to approve the Agenda was made by Stu and SUPPORTED by Ginny. The agenda was approved unanimously

Presidents Report:

- In the midst of a global pandemic we in the Lake Geneva neighborhoods had an interesting year. The Board was also faced with several issues during the year: The dam required maintenance; the north pump failed and needed replacement, along with all of the pipe work; tree maintenance was performed at the parks and at the dam. Also, park usage was very high throughout the season. The Board distributed a large number of watercraft stickers to Association members.
- Election: 3 seats are open
 - The Nominating Committee of the Board has nominated Samantha Pattwell, David Zyble and Ginny Haas.
 - There were no nominations from the floor.
 - Stu MOTIONED that nominations be closed. SUPPORTED by Tom.
 - Since the election was uncontested, a voice vote was taken, asking for those opposed to the nominees to so indicate.
 - The three nominees were unanimously elected to the Board to serve from 3/21-3/24.

Approval of the 2020 Minutes: Matt MOVED to approve the 2020 Annual Meeting of the Membership minutes, SUPPORTED by Tom. MOTION passed unanimously.

Treasurer's Report: Assistant Treasurer Mike LaCharite presented the Treasurer's Report. Expenditures in the last year were well above the annual expenditures for each of the prior 2 years, primarily as a result of the pump failure and dam maintenance. Maintenance of the two pumps, along with repairs and replacements, will be an ongoing cost to the Association and needs to be budgeted for. A discussion took place regarding dam maintenance and what type of liability the Association and its individual members might incur were the dam to fail. Mike presented the Income Statement and the Balance Sheet. The Association still has many members who neglect to pay their annual dues/assessment. We ended the year with about 30 properties with unpaid dues. There are roughly 12 members that are delinquent for multiple years. The Association's receivables

balance (dues owed but not paid) is roughly \$20,000, and the bulk of that is with those 12 members who have delinquencies of more than one year.

Beaches and Parks Committee Report (Tom Antaya): The Board is continuously maintaining and looking for ways to improve the beaches and parks in a fiscally responsible manner.

Lake Level/Water Quality Committee Report (David Zyble):

- The lake level was lower than normal during the season, so now is a good time for waterfront property owners to do any shoreline maintenance and improvements, before the lake begins to rise this spring.
- The pumps remain off, and the Committee will meet to discuss when the pumps should be started up to assist in raising the water level in the lake. Because of lack of precipitation in the prior summer and fall (along with factors such as wind and sunshine) lake evaporation resulted in a lower than typical lake level going into winter. As a result, the pumps may need to be turned on earlier than they have been in recent years.

Building Control Committee Report (Stu Shafer) Nothing to report.

City Liaison Report (Darrin Guyrich): There was some street paving work done in the neighborhood in 2020. In 2021 paving will continue on East Geneva to Elmwood. Work will also be performed on the streets/culverts from Lucerne to Larkwood.

Newsletter and Information Committee Report (Ginny Haas)

- Last year the Association sent out informational newsletters.
- Following this meeting another newsletter will be sent out which will include a synopsis of this meeting.
- The Committee's goal is to publish at least two newsletters per year.
- The Association is attempting to gather all member email addresses to save on postage and to use to notify members of upcoming events and other issues.

Welcoming Committee: (Ginger Koester) There is a link on the Association website (www.lgpoa.com) and on the Facebook page (periodically) to enter your email to receive updates from the Association.

Compliance Committee Report: (Stu Shafer): Nothing to report.

New Business: (Chadd Smith/Stu Shafer) Assessment Increase:

- As discussed throughout the meeting, costs continue to rise, and Association reserves are falling. The Board is recommending an increase from \$135 (dues+assessment) to \$155 per year. Current revenue is insufficient to meet expenses, so the Board has had to draw money from the reserve account to make up the difference.
- Stu made a MOTION to the Membership to raise the Assessment \$20/year, so that the total dues+assessment amount would be \$155/year. SUPPORT by Dave.
- There were no questions or discussion from the membership.

- Chadd performed a roll call vote of the Membership. The motion passed unanimously

Member Questions/Comments:

- Josh Potter asked whether trespassing at the parks/beaches was worse this past season.
 - Chadd: It appeared that trespassing was higher than in prior years, but the increase in security services helped to mitigate the problem.
 - Emily Hauk recommended that the Board explore re-doing the signage at the beaches and parks, their placement and verbage.
- Doug Brunner asked whether there has been any discussion about the lake level, particularly in the channel area, focusing on potential dredging or other methods to deepen the channel area.
 - Chadd: There have been discussions, not particularly aimed at the channel area but to the lake as a whole.
 - Stu: There are 2 primary points:
 - At one point the members along the channel paid to have it dredged and deepened. He didn't believe that it was an Association expense. If members wish to discuss this in the future they are encouraged to attend monthly meetings to bring up this issue so that the Board can consider it.
 - Occasional discussion occurs regarding dredging the north end of the lake, but there are many factors that would need to be taken into consideration, primarily the large number of stumps at the bottom that would make it impractical. There are other means of removing silt from lake bottoms. Interested members should attend monthly Board meetings to raise this issue.
- Melissa Shafer: Has the gravel on the path at the north end of the lake historically been paid for by the City of Dewitt or by the Association?
 - Stu: The pathway is owned by the City and they maintain it.
- Emily Hauk: Does the Board have an update on the easements related to the development that is going up behind the houses on East Geneva Drive? Emily expressed concern regarding what the runoff may be on to the Lake Geneva neighborhood. She has also noticed an increase in traffic in the wooded area behind the houses. In addition, it appears that an ATV track has been created in the woods behind her property.
 - Chadd: The Wildflower Meadows development was designed to have the runoff flow into their neighborhood.
 - We are unaware of any discussions that have taken place between the developer of Wildflower and the LGPOA Board.
 - Emily would like a Board discussion to take place regarding walkability between the two neighborhoods, as Wildflower continues to grow toward the Lake Geneva neighborhoods. Melissa Shafer mentioned that concerns would arise (and have arisen) regarding Wildflower residents using LGPOA member assets if the two neighborhoods were connected. Emily did not disagree, but would still like to see the Board explore connecting with Wildflower so that LGPOA members could use the pathways for recreation, as she believes that the roadways around the lake do not have sidewalks so are less walkable.

- Jennifer Benson: Are sheds being allowed around the Lake? Also are food trucks allowed at the parks?
 - Chadd: The food trucks in other neighborhoods are on public property. Lake Geneva is private property, so the rules may differ here from the rules for public property.
 - Stu: The use of sheds depends on which subdivision the property is located in. Some subdivisions have taken action to amend the Building and Use Restrictions to permit sheds, but the majority have not.
- Have there been any thoughts about a dog park?
 - Chadd: A possibility of a dog run has been explored but exceeded budget. As for a designated dog park, there is not room at either park. Also there are liability concerns with permitting animals at the parks.
- Lynn Zyble: I have heard that people are using other people's names to get past Security at the parks.
 - Chadd: We will bring that issue up with the Security firm.
- Jason Romel: Can the Board address the washout at the boat launch, as launching boats can sometimes be tricky.
 - Chadd: We will bring the issue up with the landscape company to see what actions can be taken.

Adjournment: MOTION to Adjourn by Stu, SUPPORT by Tom. Meeting was adjourned at 8:36 PM. Respectfully submitted by David Zyble on March 9, 2022.