

**Lake Geneva Property Owners' Association Board Minutes**  
**5/19/2021 Monthly Meeting**  
**(Due to the COVID-19 Pandemic this meeting was held virtually via Zoom)**

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

**Excused Absences:** Samantha Pattwell

**Guests:** Steve Hanson (Professional Lake Management), Ray Telman (Association Member), Tia Rondeau

**Call to Order:** The meeting was called to order by Tom Antaya at 7:04 p.m.

**Presentation by Steve Hanson regarding the lake vegetation**

- Milfoil this year is very bad
- Traditional Milfoil treatment has not been working well
- Steve proposed an alternate treatment (Florpyrauxifen-Benzyl and Diquat Dibromide) that he feels will yield good results and may last into next year. This treatment would happen one time during the season, unless weeds came back, at which point they would re-treat the lake at no additional cost.
- The price for the alternate treatment would be approximately \$2500 over the traditional treatment but within the amount budgeted by the Board.
- The Board agreed that this treatment was necessary and approved the change.

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

**Approve the April Minutes:**

- Draft minutes were circulated but were incomplete as Dave had missed the first 15 minutes of the meeting. Tom asked Board members to assist in filling in the highlighted blank sections of the draft minutes. Matt said that he has a copy of the meeting on video that contains the necessary information.

**Treasurer's Report:** Matt Miner presented the Treasurer's Report

- Expenditures for the period were low.
- Dues notices have been mailed out and dues payments are beginning to arrive.
- Beach passes are being sent out in batches as dues payments are made.

**Building Control Committee Report** (Stu Shafer):

- 707 Larchmont Drive is expanding their driveway and asked for Board approval. Stu asked them to send their plans but has not received them yet.

- Ray Talman of 709 W. Geneva has a shed-type structure attached to his house that he wishes to replace and improve. The Board reviewed the proposed plans. MOTION from Stu to approve the plans, SUPPORTED by Matt. The Motion passed unanimously.

**Beaches and Parks Committee Report** (Tom Antaya):

- The “Moleman” company is continuing to monitor mole activity on the dam and the traps are still set. Continued monitoring and harvesting of trapped moles will cost \$200/month through the summer. The Board agreed that this was a good course of action as the Dam Inspection raised mole damage as an issue.
- Porta-potty on the East Park was moved this year. The member to the south of the park called and made a complaint as the structure was now in their line of sight from their deck and when entertaining people they have to look at it and smell it.
  - A discussion was held on whether to move it to the parking lot where the bike rack presently sits.
  - A suggestion was made to place it where it was originally sitting, as there had been no complaints regarding that location.
  - Stu suggested that we contact the porta-potty company and instruct them to move it to its original location.
  - Stu said that unless there was objection from the Board he will speak with Chadd and tell him to contact the company and have them move it back to its original location. There was no objection.
- The Association has run out of keys for the boat launch. Chadd has ordered more keys and expects to have them by Friday. The keys will be “numbered” so that the Board can keep track of the outstanding inventory.
- Chadd has an ample supply of boat stickers for Association members
- Security has been instructed to ask for identification from users of the parks that say they are guests of a member.
- New Beach sign status: Dave sent proposed verbiage for new beach signs to the Board members. The Beaches/Parks Committee is going to review and make a recommendation to the Board. Ginny offered to contact Adams Outdoor to have them do a “mock-up” of signs for the parks. Stu also has a contact and will forward the contact information to the Committee. This topic will be revisited at the next Board meeting.
- West Beach Pump outfall line replacement. The pipe that runs from the pump to the water is severely corroded and damaged. Chadd has sought bids for the replacement. An

employee of McKenzie Companies offered a bid of \$4770 for parts and labor. Most firms are not taking new projects right now because the demand is so high. A MOTION was made by Stu, SUPPORT from Tom to accept the McKenzie employee bid. The Motion passed unanimously.

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

- Channel Depth Options: At the April 2021 Board meeting, Association Member Doug Brunner volunteered to lead a committee to determine options to address the sediment buildup in the channel. Doug was not present at the May meeting, so the item is deferred.
- Darrin asked whether the pumps have been running constantly. Tom said that they have. Darrin asked how much higher we could expect the lake to rise. Tom responded that another 6" would make it closer to the average high-water mark. The Board then discussed the lake level and whether there are methods to control it more precisely. Stu suggested that this issue be added to the June agenda.

**City Liaison Report** (Darrin Guyrich):

A member questioned whether Wildflower Meadow may have been split. Chadd asked Darrin to check with the City to see whether part of that subdivision has been split. Darrin reported that subdivision has not been split/sold.

**Newsletter and Information Committee Report** (Ginny Haas)

- The newsletter was sent out. There are 96 people that have signed up for electronic communications from the Association.
- Stu suggested that the Board have the attorney present some time during the next couple of months to discuss updating the bylaws to allow for things like Zoom meetings and electronic communications.

**Welcoming Committee** (Ginger Koester):

- There have been a few new families that have moved into the neighborhood and Ginger has been welcoming them to the neighborhood with an informative flyer. Ginger will work on an FAQ page for members.
- Ginger had a member contact her to say that she feels unsafe walking on the trail on the north end of the lake and asked whether the Association could do anything to make it feel safer. Tom mentioned that the path is owned by the City of Dewitt and not by the Association.
- Darrin suggested that we put a reminder in the newsletter telling people that if they witness any suspicious activity to call 911.

- Ginny suggested putting links on the association website that people could use to research city ordinances. Darrin volunteered to find the most relevant sections of the codes and develop the links which Dave will put on the website.

**Compliance Committee Report** (Stu Shafer):

- Permanent dock at 1110 E. Geneva: Chadd reported it to the DEQ and hasn't provided an update to the Board yet.
- Shed on Riverview: Stu wrote the property owner to let her know that the shed is out of compliance with the Association Building and Use Restrictions. He didn't hear back from her, so he sent a follow-up letter she had to remove the shed. She responded saying that she has contacted a contractor to bring it in to compliance. She has not yet submitted a plan to the Board. Stu will contact her again and provide her with a compliance date.
- Stu, Ginny, Ginger and Darrin have been meeting to discuss what the Board should or could be doing to improve/maintain the aesthetics of the neighborhoods. They will be meeting again prior to the June meeting and hope to have some suggestions to present.

**Unfinished Business:**

- Waterfront Property Lines: Deferred

**New Business:**

- Neighborhood Garage Sale
  - This activity has never been organized or run by the Board
  - Darrin has the signs that were used in prior years
  - Springbrook Lakes is having their sale during Ox Roast weekend and the LGPOA neighborhood may benefit by using the same weekend
- The Board discussed ideas for betterment projects for the parks once enough reserves are in the bank.

**Announcements:** None

**Adjournment:** MOTION to Adjourn by Ginny, SUPPORT by Stu. Meeting was adjourned at 9:26 PM.

Respectfully submitted by David Zyble on May 19, 2021.