

Lake Geneva Property Owners' Association Board Minutes
6/16/2021 Monthly Meeting
Location: West Park/Beach

Board Members Present: Chadd Smith, David Zyble, Tom Antaya, Stu Shafer, Darrin Guyrich, Ginny Haas

Excused Absences: Samantha Pattwell, Matt Miner, Ginger Koester

Guests: Mike Lacharite, Justin Blake, Branden Anderson, Lynn Zyble

Call to Order: The meeting was called to order by Tom Antaya at 7:09 p.m.

Approve the Agenda:

- Stu MOTIONED to approve the amended agenda, SUPPORT by Darrin. The amended agenda was approved unanimously

Approval of the Minutes: The April and May minutes were reviewed. MOTION to approve was made by Stu, SUPPORT by Darrin. The minutes were approved unanimously.

Treasurer's Report: Assistant Treasurer Mike Lacharite presented the report. Expenses for electricity are higher than typical as the pumps were turned on earlier this year than in prior years. Dues have been received from about 80% of the members. A second notice will be mailed to members in early July.

Building Control Committee Report (Stu Shafer):

- Stu has continued to submit letters to the property owner on Riverview (Hayes) who has 3 sheds on the property, one of which is not in compliance with the subdivision's Building and Use Restrictions. David MOTIONED that the Board permit Stu to contact outside counsel to initiate legal proceedings to have the Hayes sheds brought into compliance with their deeded property restrictions (their Association Building and Use Restrictions.) SUPPORTED by Darrin. The MOTION passed unanimously.

Compliance Committee Report (Stu Shafer/Chadd Smith):

- There have been some issues with people using the parks/beaches that are not members of the Association. At this time all beach passes have not yet been distributed to members, so some members are not able to present current beach passes for entry into the Parks. Stu and Chadd will discuss this issue and develop instructions to distribute to the membership and to the security company to use for consistency. The instructions will then be posted on the website and on social media.

Beaches and Parks Committee Report (Tom Antaya):

- The “Moleman” continues to monitor for mole activity at the dam.
- As decided by the Board at the May meeting, the East Park “porta-potty” was scheduled to be moved this month to its former location. This move was approved by the Board at the May meeting as a result of concerns and a complaint received by association members adjacent to the park. There are some rocks in the way that are preventing the company from moving it. Chadd has volunteered to move the rocks so that the porta-potty can be moved.
- Park signs: Ginny will check with Adams Outdoor to see whether they create signs of this type.
- The East Park water pump outlet pipe was replaced, and the water flow is now very good.
- Chadd reported that there is an opportunity to run a camera through the dam overflow drain to scope it and determine whether any maintenance should be performed. The cost would be approximately \$300. Stu said that the dam inspector recommended the camera inspection. Stu MOTIONED that the Association spend up to \$300 dollars to have the overflow scoped. David SUPPORTED. The MOTION passed unanimously.

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

- The lake level is still lower than the ideal level due to the lack of spring and summer rains.
- The recent lake treatment seems effective and the weed “die-off” has not been nearly as bad as in prior years.
- Darrin reported that there are some weed formations in the channel now that are growing above the waterline. Stu offered to take a look at the weeds and then contact the lake management company if there is an issue.
- At a prior meeting Doug Brunner had volunteered to run a committee to examine the channel water quality and sediment build-up. Mr. Brunner has not yet reported back to the Board on this issue.

Welcoming Committee (Ginger Koester):

- No Report

City Liaison Report (Darrin Guyrich):

- The City will put new gravel on the path on the north side of the lake.

Newsletter and Information Committee Report (Ginny Haas)

- The Committee intends to begin weekly communications with the membership to remind everyone of the rules and to provide other timely news.

Unfinished Business:

- The dock that was erected on the West side of the lake, 4 houses south of the park doesn't appear to have DEQ approval and was not brought to the Board for approval prior to construction. Chadd reported that he reached out to the DEQ and they said that they have a backlog of permits that they are addressing. The Board decided to defer this discussion until the next meeting.
- Stu proposed forming a Committee that would examine capital improvements, maintenance of the Association assets, and the development of a budget that would cover a 5-10-year period. Stu proposed that this Committee be a working group of the Building Committee. No action was taken.
- Stu proposed authorizing legal counsel to do a review of the existing bylaws to advise the Association on items that need updating. The bylaws were written in the 1960's and technology has changed since then. Stu will request an estimate from legal counsel on the cost that would be incurred by the Association for this initiative.

New Business:

- Lynn Zyble had a question about the lake security firm. Jean, a security guard who the Board had requested, has not been getting many hours at the lake. Stu contacted the security company to express the Association's preference in having Jean patrol the parks/beaches. The Board is waiting for a response.

Announcements:

- None

Adjournment: MOTION to Adjourn by Stu Shafer, SUPPORT by Darrin. Meeting was adjourned at 8:05 PM.

Respectfully submitted by David Zyble on July 21, 2021.