

**Lake Geneva Property Owners' Association Board Minutes**  
**7/16/2025 Monthly Meeting**

**Board Members Present:** Darrin Gyurich, Justin Blake, Matt Miner, Dave Zyble, Chadd Smith, Tom Antaya, Stacey Lenneman, (Mike LaCharite)

**Excused Absences:** Julie DeRose, Stu Shafer

**Guests:**

1216 E Geneva, Jill Maxwell & Mike Clevenger

1234 S Geneva Dr, Ken Nye

1238 S Geneva Dr, Juan Perez

**Call to Order:** The meeting was called to order by Chadd Smith at 7:00 PM.

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

**Approval of the 5-21-2025 Meeting Minutes:** A MOTION to approve the minutes was made by Tom Antaya and SUPPORTED by Darin Gyurich. The minutes were approved unanimously.

**Treasurer's Report:**

- A 2<sup>nd</sup> notice for unpaid members' dues will be sent out.
- Liens will be placed on a few more properties that are significantly behind in dues.

**Building Control Committee Report:**

- The board reviewed Ortega's Deck Plans for 604 E Geneva Dr.

A MOTION to approve the plans was made by Matt Miner and SUPPORTED by Justin Blake. The motion was approved unanimously.

**Beaches and Parks Committee Report:**

- The west beach pump is running again. One of the 3-phase fuses for the pump had failed. This may have been related to an electrical power line down in the area. The timer control was also readjusted.
- Hydrofoil Surfboards are not allowed on the lake. See the website for list of vehicles that are permitted.

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

- Dye for locating the output of the outfall line has not been obtained yet.
- The board discussed the purpose of spending money using dye to locate the dam water outfall output in addition to all the other unknown factors like the actual volume of water output, the condition of the pipe, etc. that we would still not have any feedback on.
- Requests for quotes to replace the outfall line resulted in a quote for \$7500.

- A MOTION to move forward with replacing the outfall line was made by Matt Miner and was SUPPORTED by Tom Antaya. The motion was approved unanimously.

**City Liaison Report:**

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**Information Committee Report:**

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**Compliance Committee Report:**

- The board discussed unused disabled boats that have been left on waterfront property for an extended period of time and potential actions that may be taken in the future.

**Unfinished Business:**

Channel water level and accessibility:

- The board requested new quotes from several companies for increasing the depth of the channel.
- One company declined to put forth a quote after it was determined that the soil composition of the channel is soft material on top for about 1', followed by clay. Vacuum style removal companies would be unable to remove clay.
- One excavation company put forth an initial estimate between 150k-165k.
- Excavation of the channel would require E.G.L.E. approval.
- LGPOA membership approval is required for funding large projects that are not currently line items in the annual budget.
- Channel access and lake level are an ongoing concern of the board.

**New Business:**

- The Dewitt City Hall Community Room where the LGPOA monthly board meeting was held this time worked well with availability for scheduling and may potentially be lower cost than using Dewitt Public School facilities. The board is looking to potentially have meetings held at City Hall on a regular basis.

**Guest Comments:**

- Mike Clevenger noted that it would be great if we could have an indicator light on the pumps to know if they are running. This is in regard to the fuse being blown and the pump not running.
- Ken Nye asked if there was a policy for derelict boats. The board's response was that Stu Shaffer would be the person to ask about specific policy questions.

**Announcements:**

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**Adjournment:** A MOTION to adjourn was made by Tom Antaya and SUPPORTED by Matt Miner. Meeting was adjourned at 8:04 PM.