

Lake Geneva Property Owners' Association
03/09/2022 Annual Meeting of the 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, Justin Blake, Ginger Koester

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 was present.

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

Presidents Report:

- The year was a fairly typical year, with nothing major to deal with other than the outfall line on the west beach that we ended up replacing. The metal pipe was dug out and replaced with a plastic, ribbed pipe which will have a longer life than metal. The overflow structure on the northwest side of the lake is being monitored for shifting and cracking, and will eventually need to be repaired or replaced. As our infrastructure ages we will need to address repairs and replacements. The lake weeds seemed to be under control this year. We had to run the pumps longer than typical due to the lack of precipitation throughout the year, which led to higher electricity costs than budgeted for. The budget surplus dollar amount is slowly being eroded as costs increase. The porta-johns will be replaced this season. We continue to employ a security firm to monitor usage of the parks/beach/lake as increasing numbers of people from outside of the Association attempt to trespass, infringing on the use and enjoyment of the lake by Association members and leading to an increased risk of liability to the Association should something tragic occur while they are trespassing on the property. Over the past few years the security firm has been very effective at monitoring use, removing trespassers, and ensuring that Association members have access to the lake and parks.

There are still a large number of members that are past due on their dues. Right now there are 33 members that haven't paid, and that amounts to over \$20,000 that is not in our usable reserves.

- Election: 3 seats are open
 - Ginger Koester informed the Board that she will not be running for re-election.
 - The Nominating Committee of the Board has nominated Jared Rondeau, Tom Antaya and Matt Miner.
 - There were no nominations from the floor.
 - Stu MOTIONED that nominations be closed. SUPPORTED by David.
 - Since the election was uncontested, a vote by secret ballot was not necessary. The 3 nominees were all elected to the Board to serve from 3/22-3/25.

Approval of the 2021 Minutes: Stu MOVED to approve the 2021 Annual Meeting of the Membership minutes, SUPPORTED by Matt. Motion passed unanimously.

Treasurer's Report: Assistant Treasurer Mike LaCharite presented the Treasurer's Report. Mike pointed out a steady growth in expenditures over the past 4 years. In 2021 pump maintenance significantly boosted expenses. In 2021 we experienced an abnormally dry year, with less precipitation than average, which led to an increase in electricity expenses

Beaches and Parks Committee Report (Tom Antaya): As trees age and begin to die they need to be removed from the parks. There are currently 2 tagged for removal this year. There are maintenance and improvement projects that the Board would like to undertake for the parks, but budget constraints limit any of those at this time.

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

- The lake management company will be inspecting the lake for weeds once the ice melts and will propose a treatment program for the upcoming year. We pointed out some problem areas to the management company and asked them to address those a little more aggressively if possible.
- The pumps remain off, and the lake level appears slightly higher than it was last season at this time. They will be turned on once the ice melts, likely the first week of April, but there should be sufficient time for lakefront property owners to perform maintenance on their shoreline before the lake levels rise to high.
- Stu mentioned that we are examining stocking fish again this season if the budget will allow.

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

City Liaison Report (Darrin Guyrich): There have been complaints about the traffic light at East Geneva and Herbison not working correctly and keeping people waiting for extended periods to turn East on to Herbison. The light appears to be working better but we will keep monitoring and maintain a dialogue with the city. The Mayor (who is a member of the Association) was present and said that the light is maintained by the County Road Commission.

Newsletter and Information Committee Report (Ginny Haas)

- We are making an effort to communicate more with members via email rather than paper mailings, as those mailings average about \$400.
- There will be at least one paper mailing per year that will accompany the dues notice.
- We strongly encourage members to submit their email addresses to the Association to facilitate better communications with members.

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

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

Member Questions/Comments:

- Was the lake stocked last year, and if not, why not? Stu answered that we were on the list from the fishery but they did not stock the fish. When we inquired whether it would be done yet that year they said that it was too late. Walleye, Crappie, Northern Pike are the species that we typically stock. Bass and panfish seem to do well on their own.
- Will there be a garage sale this year? Chadd said that this is not a board sponsored event, but rather is organized and coordinated by individual members.
- There were several questions from one member regarding ordinances for trash in yards, compost containers, and other debris. Chadd advised that the member check with the city as the Association has limited ability to direct what people put in their yards. The Mayor suggested that people call Dan Coss at City Hall with their questions or concerns.
- One member asked about the ability to bring city water to the Association. The Mayor said that within the past 5 years a questionnaire was sent to owners of private wells to see whether they would be willing to incur a one-time cost to have City water within the Association and the overwhelming response was negative.
- A member asked whether there would be any lines painted on the recently re-paved streets. The Mayor answered that she believed there would not be lines painted.

New Business:

Chadd said that as prices continue to increase and infrastructure continues to decline the Board may have to visit the idea of raising the dues. The Board will study this issue through the upcoming years and potentially report to the membership at the next annual meeting.

Adjournment: MOTION to Adjourn by Stu, SUPPORT by Tom. Meeting was adjourned at 8:01 PM. Respectfully submitted by David Zyble on March 8, 2023.