

**Lake Geneva Property Owners' Association Board Minutes**  
**2/18/2026 Monthly Meeting**

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

**Excused Absences:**

**Guests:**

**Call to Order:** The meeting was called to order by Chadd Smith at 7:02 PM.

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

**Approval of the 01-21-2026 Meeting Minutes:** A MOTION to approve the minutes was made by Matt Miner and SUPPORTED by Stu Shafer. The minutes were approved unanimously.

**Treasurer's Report:**

- The board reviewed the current budget expenses. Not much activity this month.

**Building Control Committee Report:**

- The board reviewed the Kulhanek shed request at 209 Riverview Dr.

A MOTION to approve the shed was made by Stu Shafer, contingent on the shed also being approved by the city. It was supported by David Zyble. The MOTION was approved unanimously.

**Beaches and Parks Committee Report:**

- American Rental who supplies the Port-Potties mentioned that there would be an increase in price in the future, but no specifics. The board will reevaluate when the increase is presented.

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

- The lake is still frozen.

**City Liaison Report:**

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**Information Committee Report:**

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**Compliance Committee Report:**

- There was general discussion on the procedure to identify construction projects that need board approval and how to bring them into compliance.

**Unfinished Business:**

- The board discussed the current budget in relation to current expected income, rising prices and using reserve funds to cover shortfalls.
- In addition, if reserve funds are used, what it would be able to cover and for how long.
- The current budget, except for pump maintenance, does not include long term projects beyond one year, only maintaining the current annual operations.
- There was discussion of cutting basic services or raising dues.

A MOTION was made by Tom Antaya and supported by Stu Shafer to submit a proposal to the membership to raise the annual dues to \$250.

- It was noted that per our bylaws the amount needs to be presented to the members prior to the annual meeting to be able to be presented for a vote.
- There was additional discussion about adjusting the amount of increase at the annual meeting.
- It was noted that discussion about what is a priority in the budget is discussed on an ongoing basis at monthly meetings.
- Shortfalls will come from reserve funds.

The MOTION passed unanimously.

**New Business:**

- Up for reelection: Chadd Smith, Darin Gyurich, Stu Shafer
- Election Candidate Committee: Dave Zyble, Julie DeRose, Stacey Lenneman

**Guest Comments:**

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**Announcements:**

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**Adjournment:** A MOTION to adjourn was made by Stu Shafer and SUPPORTED by Matt Miner. Meeting was adjourned at 8:17 PM.