

**Lake Geneva Property Owners' Association Board Minutes**  
**10/15/2025 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:** Ray and Rhonda Telman, 709 W Geneva Dr.

**Call to Order:** The meeting was called to order by Chadd Smith at 7:01 PM.

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

**9-17-2025 Meeting Minutes:** No quorum.

**Approval of the 8/20/2025 Meeting Minutes:** A MOTION to approve the minutes was made by Matt Miner and SUPPORTED by Julie DeRose. The minutes were approved unanimously.

**Approval of the 10/1/2025 Special Meeting Minutes:** A MOTION to approve the minutes was made by Tom Antaya and SUPPORTED by Stu Shafer. The minutes were approved unanimously.

**Treasurer's Report:**

- Mike did a general review of the budget. Noted a previous mistake on the spreadsheet from last time. A few items were under budget, a few items over.
- Planning on sending a final notice letter to members that are significantly late on dues before proceeding to lean the property.

**Building Control Committee Report:**

- Stu gave a general summary of the dispute between Michael & Telman in relation to the LGPOA board.
- The board has retained Grua, Freeman, Tupper & Young. They have represented the board before in the past. Randy Kleiman was previously contacted but expressed a conflict of interest in representing the board in this situation.

**Beaches and Parks Committee Report:**

- There are three dead trees next to the west beach parking lot that need to be removed.

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

- The lake level is up about an 1" over the past few months. It was noted that it has been a very dry year.
- The pumps have currently been on for about 6 ½ months. The board is currently over budget on this line item. Going over budget was expected as it was previously agreed upon to make an effort to maintain the lake level. It was also noted that the budget has been based on a prior 3-year average. In combination with weather and inflation estimating pump usage is difficult. The board is looking to increase the budget in this area next year.

A MOTION to turn the pumps off was made by Stu Shaffer and SUPPORTED by Matt Miner. The motion passed 5-2.

**City Liaison Report:**

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**Information Committee Report:**

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**Compliance Committee Report:**

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**Unfinished Business:**

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**New Business:**

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**Guest Comments:**

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**Announcements:**

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**Adjournment:** A MOTION to adjourn was made by Stu Shafer and SUPPORTED by Tom Antaya. Meeting was adjourned at 8:09 PM.