

Lake Geneva Property Owners' Association Board Minutes
5/21/2025 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:

1206 E Geneva, Brandon & Taping Anderson

1220 E Geneva, Corey Starmer

1216 E Geneva, Jill Maxwell

1202 E Geneva, Doug & Miranda Brunner

1108 S Geneva, Jeremy Battaglia

Call to Order: The meeting was called to order by Chadd Smith at 7:04 PM.

Approval of the Agenda: A MOTION to approve the agenda was made by Stu Shafer and SUPPORTED by Darin Gyurich. The agenda was approved unanimously.

Approval of the 4-16-2025 Meeting Minutes: A MOTION to approve the minutes was made by Matt Miner and SUPPORTED by Darin Gyurich. The minutes were approved unanimously.

Treasurer's Report:

- Recent expenses include beach repairs, tree removal, and new Insurance
- Beach passes have been sent out to those who have already paid this year's dues.
- Mail delivery is not very fast and processing time may delay the receipt of passes for those who have just recently paid.

Beaches and Parks Committee Report:

- The no dogs allowed signs at the parks/beaches are being knocked down and or stolen. At this time at least one possible individual has been identified. It has been noted in the past that dogs at the parks/beaches are an additional liability to the association and it's members. Also, Padgett Dog Park is approximately a ½ mile away.
- The stone backfill that was placed near the well pump output pipe at the west beach are being thrown into the lake on a regular basis. The board would like to point out that the stones are there for reinforcement, slow erosion, and prevent future repairs, not as a decorative landscaping feature.

Lake Level/Water Quality Committee Report:

- Both well pumps are currently running.
- A crack in the concrete overflow structure for the lake that is near the dam has been identified. The crack is currently above regular lake water levels, although leakage at higher levels could prevent maintaining the higher lake levels. Water freezing in the crack next

winter could also lead to further damage to the overflow. The board is looking into repair measures; possibly filling the crack with hydraulic cement.

Information Committee Report:

- Looking into sending out beach policy rules and other information via email or posting online mid-year.

Unfinished Business:

- The New Auto-Owners insurance though Diversified is currently being reviewed. It was noted that all insurance has gone up in cost but looking to compare the old policy coverage against the new policy. There are questions on what the policy is actually covering with regards to the wording in the documents which may be vague. It appears there is sufficient coverage but need to verify.
- The topic of homeowners having a homeowner's association rider on their personal insurance was mentioned. It may be helpful to association members if this is noted in a future new letter to review their own insurance.

Lake Level Chanel and Discussion:

- The board and the guests discussed on going concerns with the lake level being low and the useability of the northwest channel continuing to degrade.
- Many topics were covered...
- The following is some possible steps going forward that were discussed, although not comprehensive of the entirety of the discussion:
 - Have a measuring system to identify the actual level of the lake. Potentially inches below the lake overflow structure at the dam; and verify that overflow is not moving.
 - Increasing the annual budget line-item next year for running the pumps longer on an annual basis.
 - Use some of this year's cash buffer to extend running the pumps long this year.
 - Change the current method of running the pumps on a calendar basis to one that is based on lake levels.
 - Proposing to the association members separate dues assessments to address separate topics of lake level funding, sediment buildup & removal, etc. and/or a general increase of membership dues.
 - Continue developing a 5-year plan to address association needs to maintain the current infrastructure, address member concerns, and financially what it would cost members on a per topic basis.
 - Addressing theses issues in a timely fashion and with regard to association bylaws with the intent to make progress.

Adjournment: A MOTION to adjourn was made by Stu Shafer and SUPPORTED by Dave Zyble. Meeting was adjourned at 8:47 PM.