

LAKE WAUWANOKA, INC
MINUTES
MARCH 23, 2023

The Board of Directors met at the Community Center. The Directors present were Chairman Jay Watz, President Lon Schoenky, Jeffrey Gibbs, Stephanie Holtman, Carrie Kiel, Brent McKenna, Matt Rankin, Stacy Siebert and Secretary Carol Eubanks.

Absent from the meeting were Robert Roesch, Jeffrey Sonntag and Treasurer Leslie Paillou.
The meeting was called to order at 7:03 pm.

APPROVAL OF MINUTES

The corrections will be made to the minutes of February 23, 2023. Matt Rankin made a motion to accept the minutes with the corrections and was seconded by Stacy Siebert. All voted aye and no nays. Jeff Gibbs and Carrie Kiel abstained. Motion passed. Minutes will be posted.

TREASURER'S REPORT

Chairman Jay Watz reported:

- The Treasurer's report was read.

Carrie Kiel made a motion to accept the Treasurer's report and was seconded by Brent McKenna. All voted aye and no nays. Motion passed.

SECRETARY'S REPORT

Secretary Carol Eubanks reported:

- Robert Albin is buying Block B Lots 066-068 from Lake Wauwanoka, Inc tomorrow.
- Gregory & Christine Karcher purchased 30 North Lake Dr from Dolores Karcher.
- Christina Byrd sold back to Lake Wauwanoka, Inc 4 shares of stock.
- Robyn McKinney thanked Lake Wauwanoka, Inc for taking the tree down by the cemetery.

Brent McKenna made a motion to accept the Secretary's report and was seconded by Stacy Siebert. All voted aye and no nays. Motion passed.

PRESIDENT'S REPORT

President Lon Schoenky said a new pole was installed by volunteers on February 25 and is awaiting the finishing touches before being reenergized by Ameren.

President Lon Schoenky said he fielded a phone call from Clinton Cooper, who is performing appraisals in the Hillsboro area. He asked questions regarding water wells, community sewer, etc. He responded that all properties are individually owned and there is a community wide sewer system and treatment plant.

President Lon Schoenky said he fielded a phone call from a real estate agent representing a property owner adjacent to the Back Acres. He requested information regarding any lots that come up for sale. President Lon Schoenky informed him that all lake lots have been sold with the last ones closing on March 24, 2023.

President Lon Schoenky said he fielded a question from Connie Hargis regarding a tree located on the edge of the bluff by the spillway. She stated it is infested with Ash borers, and questioned who is responsible for cutting it down. He told her I can't answer that question without investigating the survey of Block H Lot 002. She stated that she believes the lake purchased parts of Block H Lots 1 & 2 back in the 60's when the spillway was expanded and since then erosion of the ground has progressed to the point where Lake Wauwanoka, Inc would be responsible for the tree. He explained if the tree is on Block H Lot 2 it is that property owners' responsibility for the tree. He has no idea where she received the information regarding Lake Wauwanoka, Inc purchasing parts of those lots in the 1960's.

President Lon Schoenky said he received a request from the owner of 55 South Lake Dr requesting permission from Lake Wauwanoka, Inc to rent her property for a period of time, April 20 to July 24, 2023. He stated she needs to submit the required paperwork via mail to Lake Wauwanoka, Inc address.

President Lon Schoenky said he received a call from a real estate agent inquiring about the acreage for sale along the entrance road. She had questions regarding the water source and sewer. He explained that the

property is located within the city limits of Hillsboro and is bound by their requirements for water and sewer, connecting to their utilities, etc. She also inquired about the ability of anyone purchasing those lots to access our property through the use of a fee or membership. He informed her that the use of Lake Wauwanoka and its amenities are for the exclusive use of our property owners and their guests. We each pay annual assessments for the care and upkeep of the roads, beach, back acres, etc.

President Lon Schoenky said he received a call about the trees located along the roadway, which are on private land, leaning over the road. Comments from some property owners are that they should be removed before falling. Any tree that is on private property is the responsibility of the property owner. If a tree falls and causes injury, death or damage to other private property will be the responsibility of the property owner whose land the tree is on. Lake Wauwanoka, Inc does not pay for removal of trees from private property. Several years ago, Lake Wauwanoka, Inc sent letters to property owners whose tree(s) posed a threat to others to have them removed at their expense.

CHAIRMAN'S REPORT

Chairman Jay Watz said he had nothing new to report.

OLD BUSINESS

Chairman Jay Watz said the sale of B 066-068 will be a done deal tomorrow.

NEW BUSINESS

Matt Rankin said that the owner of E 024 would like to rent her house to two nurses. The rental would be for three to six months, possibly more. A management company would be managing the rental. President Lon Schoenky said the owner needs to let the renters know that they have no rights to the back acres, don't receive stickers and other rules stated in the Tri-Party Lease/Rental Agreement. President Lon Schoenky asked that she get the management company to get a signed Tri-Party Agreement.

Chairman Jay Watz said 107 North Lake Dr has solid waste in his yard. President Lon Schoenky recommends a letter from the board of directors requesting him to clean up his property in 90 days.

Security- Chairman Jay Watz said Jeff Sonntag sent the following e-mail: On February 28th he was contacted by Jefferson County Sheriff's Department about a potential issue and we are monitoring the back acres.

Jeff Sonntag wrote he has been in contact with Bobby Anderson from Liberty Security LLC. He has sent a revised contract to sign for 2023. The previous contract was for \$25 an hour and this year's contract will be for \$26 an hour. He would like to be able to sign the contract and lock them in before it's too late. Carrie Kiel made a motion to keep Liberty Security LLC as our security this year and was seconded by Brent McKenna. All voted aye and no nays. Motion passed.

Vote: Aye A motion was made to keep Liberty Security LLC as our security this year.

Jeff Sonntag wrote that we spent a lot on batteries for the cameras in the back acres so he's been looking into rechargeable packs for the cameras. A lithium pack sells for \$49.99. If we buy six of these packs, he can rotate them out for all the cameras and we won't have to worry about buying packs and packs of batteries all the time. Carrie Kiel said every time they buy a package of batteries it costs over \$26. Chairman Jay Watz would like to know the life expectancy on the lithium batteries.

Lake Community- Stacy Siebert said four Welcome packets went out.

Stacy Siebert said eight people attended the CPR class at the Fire station. The class was slightly longer than two hours. They went through infant, child and adult CPR, first aid and drowning victims. The Fire department donated a splint. The Fire department enquired if we have an AED. We could locate it down at the beach during the summertime, i.e., in a dry box out of the sun. It costs about \$1500 for a new one, but a refurbished one cost starts at around \$600-\$700. It can help anyone doing CPR. President Lon Schoenky recommended doing further research on the AED. The Watz's are donating Narcan that will be in First Aid Kit at the Community Center.

Stacy Siebert said the town hall is this coming Monday night at 7pm at the Community Center. The Fire Chief and Deputy Chief will be here to make a presentation on the upcoming ballot measure. They will bring

handouts and would like to use the monitor. Chairman Jay Watz enquired if they could do a CPR class for a drowning victim at the beach. They will talk to them when they come to the meeting.

Docks/Water Quality-Matt Rankin said Secretary Carol Eubanks and Treasurer Leslie Paillou have agreed to scan the dock documents. Brent McKenna said he has some that will need to be scanned in.

Legal/Membership-Jeff Gibbs said he spoke with an attorney, Steve Martin, about recalling the shares that are outstanding. His firm wants a \$2,500 retainer fee that they will bill against. His billing rate is \$280 an hour. After they are done with the research, we would receive a document about the state of our situation and a path to recall the outstanding shares. Jeff Gibbs made a motion to have the lawyer do research on the outstanding shares and was seconded by Carrie Kiel. All voted aye and no nays. Motion passed.

Vote: Aye To hire attorney Steve Martin to do research on recalling the outstanding shares of stock.

Roads-Carrie Kiel said she has begun getting estimates for road repairs. CEG has given her a bid and she is waiting for two other companies' bids. There is only one page of repairs compared to the two pages we have had in the past. She will have some money left over and she would like to put gravel at the entrance.

Carrie Kiel said the truck was inspected and we have a two year license. The passenger side door does not open and the driver's side door is hard to open. It will cost about \$200 to repair.

Carrie Kiel said she would like to make up a small road committee. Where the road has cracks that are wider than 3" thick they will fill it with crack filler. It comes in buckets and costs \$25. It must be warmer than 55 degrees.

Carrie Kiel said the shed needs two 6"x6" posts repaired. One in the corner and one on the other side of the door.

Carrie Kiel said the Seipp's found some poles for NO Parking signs. They replaced the poles with the new wooden ones. There are three poles left that will be used for the new parking area. We will need a sign saying ATV & SUV parking only.

Building/Docks/Construction-Brent McKenna said he is approving the two garages. One is for C 077-D 001 and the other is for C 060-061. Brent asked if a surety bond would be needed for the garages and the board said any construction project requiring more than one delivery truck would need a surety bond. Brent said he has approved a shed at B 106-107P. The fence at A 005-006 will be approved if they put on a top rail.

Brent McKenna said he needs to get the paint off the floating dock and paint it, but it will need to be power washed first. He has wire wheeled all the old flaky paint off. President Lon Schoenky said he has a gas power washer. Brent said he has a sump pump.

Beach/Marina-Stephanie Holtman said she talked to Dave Seipp about the gravel. Dave said he has been using it for projects like the poles around the marina.

Stephanie Holtman said she has tried to get other bids to do the grass cutting. Someone dropped off a name to her last night and she sent an e-mail off today. She is waiting for Groundworks to get their bid in.

Chairman Jay Watz said he will remind her at the next meeting about getting the ropes and buoys out.

Dam-Chairman Jay Watz said has the report back on the inspection from the Department of Natural Resources. He marked the two inch saddle in the dam. The gophers need to go. There are 9 to 11 gopher holes that need to be filled in. Brent McKenna said he will be going to Buchheit and will pick up some Gopher Gasser. About half the load of dirt will be used on the top of the dam and the remainder will be used in the gopher holes. A load of gravel will be used on the road to the dam and the gopher holes.

Carrie Kiel made a motion to adjourn the meeting and Matt Rankin seconded the motion. All voted aye and no nays. The meeting adjourned at 9:18 pm.

Respectfully submitted,
Carol Eubanks, Secretary