

LAKE WAUWANOKA, INC
MINUTES
APRIL 27, 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, Matt Rankin, Robert Roesch, Stacy Siebert, Jeffrey Sonntag, Treasurer Leslie Paillou and Secretary Carol Eubanks. Absent from the meeting was Brent McKenna.

Michael Paillou made a presentation regarding the pathways and parkways in the Rules and Regulations.

The meeting was called to order at 7:35 pm.

APPROVAL OF MINUTES

Carrie Kiel made a motion to accept the minutes of March 23, 2023 and was seconded by Jeff Gibbs. All voted aye and no nays. Robert Roesch and Jeff Sonntag abstained. Motion passed. Minutes will be posted.

TREASURER'S REPORT

Treasurer Leslie Paillou reported:

- The Treasurer's report was read.
- Jeff Gibbs made a motion to move the Road Fund Certificate of Deposit from Enterprise Bank & Trust to Bloomsdale Bank and was seconded by Carrie Kiel. All voted aye and no nays. Motion passed.

Vote: Aye Motion to move the Road Fund Certificate of Deposit to Bloomsdale Bank.

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

SECRETARY'S REPORT

Secretary Carol Eubanks reported:

- Dale & Joan Diaz are selling Block B Lots 80-82 to Greg & Samantha Ziegler on May 1st.
- Gary & Marianne Hutti are selling Block G Lot 047 to David & Monique Seipp.
- Scott & Virginia Moore sold 4 shares of stock back to Lake Wauwanoka, Inc.
- Nathan & Patricia Truitt sold 12 shares of stock back to Lake Wauwanoka, Inc.
- Dean Diaz brother sold back 4 shares of stock to Lake Wauwanoka, Inc.
- Gary Hutti sold back 3 shares of stock to Lake Wauwanoka, Inc.
- Leo Koch transferred his shares of stock to Leo Koch, Jr.

Matt Rankin made a motion to accept the Secretary's report and was seconded by Jeff Sonntag. All voted aye and no nays. Motion passed.

PRESIDENT'S REPORT

President Lon Schoenky said he had a conversation with Kathy Signaigo, President of the Women of Wauwanoka, regarding information they received from the Hillsboro Fire Protection District regarding address requirement posted on all mailboxes within the subdivision. He recommended that it be included in a public informational meeting for all property owners. It is the law that your address must be posted on your mailbox or mailbox post. Hillsboro Fire Protection District is asking that all property owners post the address at least 4" tall so that it can be seen by emergency responders.

President Lon Schoenky said the utility pole at the bottom of the entrance road has been repaired and we are waiting to have power hooked up to it. They need a couple of parts for the box.

President Lon Schoenky said we have received comments about the trees along the roadway, which are on private land, and leaning over the road. They feel they should be removed before they fall. Any tree that is on private property is the property owner's responsibility. If a tree falls and causes injury, death, or damage to other private property, it will be the responsibility of the property owner whose land the tree is rooted/based on.

Lake Wauwanoka 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. Rob Roesch and I drove the entire length of the road within the subdivision a week before the storm identifying approximately 70 trees that are either dead or dying, and in need of trimming or removal. The recent storm caused a tree to fall on power lines on South Lake Dr causing the road to be closed for 14+ hours. That tree had been identified as one that needed to come down. Power at the lake was out for 27 hours after the storm. It was determined that the lake wide power outage was caused by a downed wire, struck by a tree in the back acres near the low water bridge on the south side. The National Weather Service has determined that an EF0 tornado, with wind speeds up to 77 mph touched down in the Hillsboro area on that date.

President Lon Schoenky said a gate code has been issued for the EPA Soil Remediation work around the flagpole. The code will expire June 30th. The work is scheduled to be completed by that date. He gave them approval to use lake water to water the area after sod placement. They will have extended watering of the area to ensure stability of the sod. A wedding is scheduled for May 20th in that area.

President Lon Schoenky said Dave Seipp and Carrie Kiel have been working where the school bus parking for parents will be. They have trimmed some trees and will have rock delivered. A Facebook post will be published to inform folks how and where to park in the area when it is done.

President Lon Schoenky said Gary Kilpatrick submitted a letter stating that the 9 vertical poles were in bad shape and were replaced. Two piles of stone and minus were distributed in the parking area and the edge of the driveway all the way to the boat ramp. The additional poles donated by Ameren were used to replace the rotten ones around the parking area. On April 6th, with the help of Gene Mattler, they cut and tapered the edges of the 9 replacement poles. They drilled holes in the poles and restrung the ropes. Gary does suggest the poles need to be stained. He would like the beach committee to re-seed and straw the berm area on the beach. He would like to thank the Rod & Gun Club for sharing the cost.

President Lon Schoenky said there was a discussion at the Lake Wauwanoka Rod & Gun Club meeting regarding their participation in the purchase of an AED. Membership did not approve the purchase of equipment to be stored at the beach area due to the risk of damage or theft. Placement of an AED device is being considered for the Community Center. The membership is also considering a LifeVac anti-choking device that costs about \$70.

President Lon Schoenky said David Seipp has made a couple of burn pile requests. All contractors must have permission from Lake Wauwanoka, Inc board to use the burn pile. All contractors must clean up their mess and not leave it for someone else to clean up. This means pushing the rubble over the hill at the fill area and putting large amounts of brush on the burn pile. All contractors and residents must be made aware of what can be put in the burn pile. Read the sign!

CHAIRMAN'S REPORT

Chairman Jay Watz said he had nothing new to report.

OLD BUSINESS

Matt Rankin has not heard anything new on the rental property at E 024 since the prior rental did not go through.

Chairman Jay Watz said a letter was sent to 107 North Lake Dr about the solid waste and the property does look much better.

NEW BUSINESS

Chairman Jay Watz said there is a boat sinking on the lake. What can we put in the Rules and Regulations to address this? It was decided that under Section IV sub section F we add "Abandoned or derelict vessels are any vessel not having been underway by their own primary power plant, at any time during a full season, defined as April to September of a calendar year. Any vessel sinking, submerged or un-seaworthy presenting an obstruction or hazard shall be subject to removal." Stacy Siebert made a motion to amend the Rules and Regulations with the description above and was seconded by Matt Rankin. All voted aye and no nays. Motion passed.

Vote: Aye We will add to the Rules and Regulations Section IV sub section F “Abandoned or derelict vessels are any vessel not having been underway by their own primary power plant, at any time during a full season, defined as April to September of a calendar year. Any vessel sinking, submerged or un-seaworthy presenting an obstruction or hazard shall be subject to removal.”

Chairman Jay Watz asked if the Board would like to suspend from the Rules and Regulations Section VI sub section B number 6 temporarily until the next meeting. Jeff Gibbs made a motion and was seconded by Stacy Siebert. All voted aye and no nays. Motion passed.

Vote: Aye To temporarily suspend Section VI sub section B number 6 from the Rules and Regulations.

Rob Roesch said at A 008-009, A 010-011, A 037-039 and B 007 trees on the parkway came down. It would cost \$2,700 to cut them up and haul it away. This does not include damage to the wall and fencing at A 037-039. The board would like to give the insurance company the bids. Jeff Gibbs will talk to the insurance company.

Security-Jeff Sonntag said on April 8th he received a call that the callbox was not working. President Lon Schoenky and I tried for 45 minutes to get the callbox back on-line but were unsuccessful so the gate arm was raised. In true fashion the callbox began working again. It was probably a robocall. They are making some serious headway on adding to the list the numbers that are blocked. On April 15th the gate was removed because of the storm and the power outage. The gate arm did not default to the open position as it should. During the next call to Door King, they checked it out and they believe it is a circuit board issue. The company will not warranty the sensor because it is mostly working. Door King did make some additional adjustments. They fixed a hitch, when a vehicle comes in the gate it would rise and when they passed through the gate it would lower and then rise again before lowering back in place. Jeff did have to replace a shear pin.

Jeff Sonntag proposed a motion to approve the security guard this year, at an increase of \$1 per hour, from Liberty Security and was seconded by Carrie Kiel. All voted aye and no nays. Motion passed. Jeff Sonntag said Jeff Gibbs made a good point about if it is raining then can we send the security guard home. He talked to Bobby Anderson and he agreed that if it is raining, we can send him home and we will not have to pay for that portion of the day.

Vote: Aye To have Liberty Security be our security company this year.

Carrie Kiel asked how long we need to hold on to the deer stand that is in the shed. Jeff Sonntag said they just got it.

Lake Community-Stacy Siebert said she is still investigating the AED. A new one will cost between \$1500-\$1600. She is looking into getting a grant.

Stacy Siebert said she has given out another Welcome Packet.

Docks/Water Quality-Matt Rankin said thanks to Secretary Carol Eubanks and Treasurer Leslie Paillou. They have scanned Block A through D and Block G dock documents. Brent McKenna has some documents that will need to be scanned in. Matt said it appears there are about 50 percent or more that don't have current dock assignment forms. What we should consider doing, once this is done, is providing the form to the person(s) we believe are using the dock and ask to have the form back in 30 days or we will reassign the dock.

Matt Rankin said the owner of 113 North Lake Dr called about procedures and dock assignment. This owner believes that the concrete dock on B 056-058 is assigned to them. Matt told the owner we will need to wait until after the documents are scanned in to look at assigning the dock. President Lon Schoenky said the second tier at Tishomingo and Rain Tree need to take their boats in and out of the water every time because they don't receive dock assignments.

Legal/Membership-Jeff Gibbs said the attorney, Steve Martin, sent us a contract and Treasurer Leslie Paillou looked at it and made some suggestions. Jeff will talk to the attorney about not going beyond our retainer without first getting our approval. Also, they will need approval to hire any outside counsel.

Jeff Gibbs said Shadow Play will perform on the 27th of May.

Roads-Carrie Kiel has bids for road repairs. Gant gave a bid lower than CEG, but she is concerned because Gants bid is about half the cost. She will have Gant do the work on the north side for \$1475. CEG will do the south side along with a dig out for around \$12,000 to \$13,000. When she gets the official bids, she will send out an e-mail for the vote. Carrie Kiel made a motion to approve Gant's bid for the north side and was seconded by Jeff Sonntag. All voted aye and no nays. Motion passed.

Vote: Aye To have Gant do the repair paving on the north side for \$1475.

Carrie will send out an e-mail when she gets the price from CEG to do the south side.

Carrie Kiel said snow plowing this past winter cost us \$2,211.55 which leaves \$7,788. She will be setting aside \$500 for salt, \$600 for gravel for the school parking area, repair the doors on the truck for \$200 (Jeff Sonntag will look at the doors before we send them off to be repaired), \$350 for 6 speed limit signs (to replace the bad ones at 15mph and two 25mph on the entrance road), replace the stop sign at the exit to the gate with a yield sign that includes to "Yield to all incoming traffic", a sign that Jeff Sonntag asked to be put outside the gate that says "Any damage to the gate or callbox is subject to a minimum \$250 fine" and at the beach Recreational Parking Only for a total of about \$1800. Carrie Kiel made a motion to pay \$600 for the gravel at the gate and was seconded by Rob Roesch. All voted aye and no nays. Motion passed.

Vote: Aye To buy gravel for the school parking area for \$600.

Carrie Kiel said Dave Seipp said the cylinder is leaking on the bobcat. She talked to Dan and he can get a repacking kit for \$102. If he can't do the work, he knows somewhere we can take it to be done.

Beach/Marina-Stephanie Holtman said the parking area for the ATV's and SUV's needs gravel. Chairman Jay Watz said originally, we discussed just letting the owners park there on the grass but if it gets to muddy and/or torn up then we would put down gravel. The area does need to be designated with posts and a sign. Chairman Jay Watz said the area should be between the road and the pavilion. Carrie Kiel said we have 3 posts and wire.

Stephanie Holtman asked if Brent McKenna got the \$5,000 construction bond from C 077-D001 and C 060-061. Chairman Jay Watz will put it on next month's agenda. There was a discussion on the house plans for E 041-043.

Stephanie Holtman said the Johnny on the Spots have been delivered.

Stephanie Holtman made a motion to approve Groundworks Lawn and Landscape to cut our grass this season and was seconded by Jeff Sonntag. All voted aye and no nays. Motion passed.

Vote: Aye To have Groundworks Lawn and Landscape cut our grass this year.

Dam-Rob Roesch said he has been down to the dam on the back side looking for gophers but has not seen any. Chairman Jay Watz said you need to be standing over the gopher hole when the smoke bomb is put in the hole. It will be a group effort to rid the dam of the gophers. Rob Roesch said he asked Max Lalk about him using his track hoe to dig out the gopher holes and backfill them. Chairman Jay Watz said we need an estimate on the cost to do that. Stacy Seibert recommends calling it "Bam at the Dam". Rob Roesch said Randy Holman asked if they require a pack test and Chairman Jay Watz said no. He said a load of 1" gravel will be needed and graded out on the access road. Then we will have the truck deliver the dirt. Jeff Sonntag said with the extra dirt we could put it around the retention ponds in the back acres.

Back Acres-Rob Roesch said a lot of trees are down. He and his brother have been cutting them up. Chairman Jay Watz said there is a group of people putting barb wire up on the perimeter of the north side along Amy Clark Rd. President Lon Schoenky said we still have a spool of barb wire.

Chairman Jay Watz will discuss when to have our Community Meeting next month.

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 10:18 pm.

Respectfully submitted,
Carol Eubanks, Secretary