

LAKE WAUWANOKA, INC  
MINUTES  
MAY 25, 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, Robert Roesch, Jeffrey Sonntag, Treasurer Leslie Paillou and Secretary Carol Eubanks. Absent from the meeting were Matt Rankin and Stacy Siebert. The meeting was called to order at 7:01 pm.

APPROVAL OF MINUTES

The corrections will be made to the minutes of April 27, 2023. Carrie Kiel made a motion to accept the minutes with the corrections and was seconded by Rob Roesch. All voted aye and no nays. Brent McKenna abstained. Motion passed. Minutes will be posted.

TREASURER'S REPORT

Treasurer Leslie Paillou reported:

- The Treasurer's report was read.
  - Treasurer Leslie Paillou said we need to make a motion to pay the Directors and Officers policy and the Workers Compensation policy from American Family Insurance. Jeff Gibbs made a motion to pay the insurance bills and was seconded by Brent McKenna. All voted aye and no nays. Motion passed.  
**Vote: Aye** To pay the American Family Insurance bills for the Directors & Officers and the Workers Compensation Policies.
  - Treasurer Leslie Paillou said we could open another Certificate of Deposit with the excess we have in savings. Jeff Gibbs will investigate interest rates at different banks.
  - Treasurer Leslie Paillou said she has an insurance audit coming up and needs to know who drives the bobcat. Chairman Jay Watz said Dave Seipp and President Lon Schoenky.
- Jeff Sonntag made a motion to accept the Treasurer's report and was seconded by Carrie Kiel. All voted aye and no nays. Motion passed.

SECRETARY'S REPORT

Secretary Carol Eubanks reported:

- We sent a sympathy card to the family of Heath Besand.
- Kyler Rice is selling 299 North Lake Dr to Douglas & Randie Fromm on June 1<sup>st</sup>.
- Nathan & Patricia Truitt sold 4 shares of stock back to Lake Wauwanoka, Inc.

Rob Roesch 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 the utility pole at the bottom of the hill has had a new box installed. We are currently waiting on a few other things before it can be re-energized.

President Lon Schoenky said much of the work is completed on the Soil Remediation at the flagpole. An area where they ran out of sod has been repaired. The fencing should come down soon. They have completed their portion of the contract regarding watering of the area. Steady rain will be the determining factor going forward.

President Lon Schoenky said thank you to Stephanie Holtman for organizing a work party to clean the beach up on Wednesday, May 24<sup>th</sup>. Dave Seipp has stated he will drag the beach Saturday morning for the holiday weekend.

President Lon Schoenky said he received a complaint of dumping of entire trees at the burn pile. The investigation led to a property owner who had dragged the trees down there and left them. The property owner was contacted and they returned and cut the trees into manageable pieces.

President Lon Schoenky said Dave Seipp burned the pile on Wednesday, May 24<sup>th</sup>.

## CHAIRMAN'S REPORT

Chairman Jay Watz said we had our electrician put up the new electrical box at the bottom of the entrance road, but Ameren is waiting for an inspection before they will hook it up. We are working on getting a permit and then it will be inspected. Ameren will then return to re-energize the box. The wires that lead to the flagpole have disappeared. We will need to rebury the conduit and rerun the wires. Because the box will not be re-energized before this weekend, Mark Baker has offered to let the band use his generator.

## OLD BUSINESS

Chairman Jay Watz said we sent a letter to the property owner, A 037-039, who had a tree that fell on the parkway and damage done to a wall and fence. We also sent three other lake property owner's letters regarding the trees that fell on the parkway. Jeff Gibbs and Rob Roesch have been working on this. Rob said the down trees at A 008-009 and A 010-011, B 007 and B 047-048P are all cleaned up. At A 037-039 the tree was cut but some big pieces have not been picked up. Rob said there is a cedar tree down across the cove from B 045P-046 that the Rod & Gun Club will get a group together to cut it up and sink it into the lake for fish cover. Chairman Jay Watz thanked Jeff Gibbs for writing the letter to the insurance company regarding payment. Jeff said our insurance company suggested the property owners at A 037-039 need to turn in a claim to their insurance company.

Chairman Jay Watz and the board had a discussion regarding section IV letter B number 6 in the Rules and Regulations. Carrie Kiel made a motion to change the wording to "Motorized Vehicles will not be permitted along the Lake Parkway and/or Pathway." It was seconded by Stephanie Holtman. All voted aye and no nays. Motion passed.

**Vote: Aye** "Motorized Vehicles will not be permitted along the Lake Parkway and/or Pathway" will be added to the Rules and Regulations section VI letter B number 6.

## NEW BUSINESS

Chairman Jay Watz said we need to start looking into companies to do the dredging of the lake. Vice-President Elmer Kiel will be asked to head the committee.

Chairman Jay Watz said someone asked if the culverts were cleaned out by Lake Wauwanoka, Inc. President Lon Schoenky responded they are the property owner's responsibility.

Chairman Jay Watz asked when to have the property owner's meeting. It was decided that we will have two meetings: one on June 24<sup>th</sup> and the other August 12<sup>th</sup> at 10am.

Chairman Jay Watz asked Brent McKenna if we had started getting the construction surety bonds. Brent McKenna said he has been looking into it. The property owner would need to get a line of credit. A property owner asked if they could just give us the money instead of getting a bond and then when the project is done, we would keep what is needed for repairs, if any, and return the rest. Chairman Jay Watz said we should talk to Bianca about writing up an escrow agreement. Carrie Kiel made a motion to change the wording in the Building Regulations under Roadway to read "Surety bond or an escrow account must be secured..." and was seconded by Stephanie Holtman. All voted aye and no nays. Motion passed.

**Vote: Aye** To change the wording in the Building Regulations under Roadway to read "Surety bond or an escrow account must be secured..."

Chairman Jay Watz asked if the plans for a home need go to Jefferson County before they are given to us. Brent McKenna said currently they come to us first. There was a discussion. Carrie Kiel said we should add "...which have been approved by Jefferson County" and was seconded by Jeff Gibbs. All voted aye and no nays. Motion passed.

**Vote: Aye** Building Regulations under Lake Building Permits we will add to the first sentence "which have been approved by Jefferson County".

**Security**-Jeff Sonntag said on the 1<sup>st</sup> we had a problem with the gate and we will be going back to the ground loop sensors. The amount that we paid for labor and parts will apply partially to the ground loop sensors. He will e-mail out a vote once he receives the information for the cost.

Jeff Sonntag said Liberty Security will start this weekend.

**Legal/Membership**-Jeff Gibbs said the attorney accepted the additional verbiage Treasurer Leslie Paillou

recommended for the contract.

**Roads-**Carrie Kiel said she did get the signs up on the roads. They did cost a little more, \$413, than she said, \$400. She does need a couple more 15mph signs but she will wait a bit to order them. She said they straightened some of the signs, re-sunk some posts and added one at the gate.

Carrie Kiel has decided not to go with Gant. She added another spot to the bid from CEG and she added to the contract to provide a Certificate of Insurance and to be completed by August 15<sup>th</sup>. The total is \$14,345. Carrie Kiel made a motion to have CEG do the road work and was seconded by Jeff Sonntag. All voted aye and no nays. Motion passed.

**Vote: Aye** Motion to have CEG do the road repairs for \$14,345.

Carrie Kiel said the repack to the cylinder on the bobcat will be done in the next week or two. If the sewer company wants to borrow the bobcat they need to talk to Carrie.

**Building/Docks/Construction-**Brent McKenna said he has three applications for new docks that need to be reviewed. The first is from Block G Lot 021-023 who want to put up a dock across the lake from their property in Block B, Block E Lot 038 wants to put a dock at Block B Lots 045-046 and Block B Lot 066-068 would like to build at Block B Lot 022-023. Chairman Jay Watz said there should be a moratorium on new docks until we have a handle on who owns what dock. Chairman Jay Watz said if you own a dock and you want to put in another dock then it is a no for right now. Jeff Sonntag said any new dock construction should be within two pathways from your property. Jeff Sonntag made a motion to deny the opposite side of the lake for dock construction and was seconded by Carrie Kiel. All voted aye and no nays. Motion passed.

**Vote: Aye** To deny building a dock on the opposite side of the lake for Block G Lot 021-023 in Block B and Block E Lot 038 at Block B Lots 045-046.

Brent McKenna said we will table Block B Lot 066-068 to build a dock at Block B Lot 022-023.

There are three docks Brent would like to approve the dock construction of B 090-092 at B 037, C 057 at C 014, and H 025 and was seconded by Jeff Gibbs. All vote aye and no nays. Motion passed.

**Vote: Aye** To approve the dock constructions of B 090-092 at B 037, C 057 at C 014 and H 025.

Brent McKenna said the floating dock material of wood and lag bolts was delivered today. He should begin working on it tomorrow. Chairman Jay Watz said he will help. Brent said Eric's trailer is down there.

**Beach/Marina-**Stephanie Holtman asked if Carrie Kiel had the signs for the SUV/side by side parking area and she said yes. The fourteen holes have been dug eight feet apart. She said the concrete will be here tomorrow. Stephanie would like to say a thank you to Billy & Kingston Overall, Liz Link and Hunter Paillou for doing the work in the parking area.

The rope and floats have been put in the water. The beach has been cleaned up. The Seipp's will drag the beach. The marina sign that got dumped over will be repaired. Carrie Keil has the 4x4's for the sign.

**Dam-**Rob Roesch said he has a bid from John Jones to dump the 1 1/2" gravel at the entrance to the dam and the dirt for \$1,000. Randy has not given a bid yet. Stephanie Holtman recommended Arch Johnston for the gravel. Chairman Jay Watz said we need a load of, 14-18 ton, dirt with at least 20% clay for the saddle of the dam.

Rob Roesch said the grass has grown up on the back side of the dam and he can't see the holes anymore. Max Lalk said he could dig out the holes with his tractor once the smoke bomb has been put down the holes.

**Back Acres-**Rob Roesch said a lot of trees are down in the back acres because of the storm. People have been going back there and cutting them up. The fences are all up.

Carrie Kiel made a motion to adjourn the meeting and Brent McKenna seconded the motion. All voted aye and no nays. The meeting adjourned at 10:18 pm.

Respectfully submitted,

Carol Eubanks, Secretary