

LAKE WAUWANOKA, INC
MINUTES
JUNE 22, 2023

The Board of Directors met at the Community Center. The Directors present were Chairman Jay Watz, President Lon Schoenky, Jeffrey Gibbs, Carrie Kiel, Brent McKenna, Matt Rankin, Robert Roesch, Stacy Siebert, Jeffrey Sonntag, Treasurer Leslie Paillou and Secretary Carol Eubanks. The meeting was called to order at 7:00 pm.

APPROVAL OF MINUTES

The corrections will be made to the minutes of May 25, 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. Matt Rankin and Stacy Siebert abstained. Motion passed. Minutes will be posted.

TREASURER'S REPORT

Treasurer Leslie Paillou reported:

- The Treasurer's report was read.

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

SECRETARY'S REPORT

Secretary Carol Eubanks reported:

- We sent a sympathy card to Jeff Strathman on the passing of his wife Erin.
- Nathan & Patricia Truitt are selling 36 North Lake Dr to Stephen Bannister on June 29th.
- Steven & Stephanie Wendl are now the owners of 65 South Lake Dr on the passing of Kathy Heitzmann.
- We released the lien on Block F Lot 034 and the two liens on Block A Lots 082-084.

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

PRESIDENT'S REPORT

President Lon Schoenky said Stephanie Holtman resigned June 3rd from the Board of Directors. It is his recommendation that we leave the seat vacant until the Stockholders' meeting in October. This will leave the seat vacant for only 3.5 months.

President Lon Schoenky said the utility pole at the bottom of the hill is waiting on an electrician. Chairman Jay Watz has details.

President Lon Schoenky said the work has been completed by the Environmental Protection Agency's Soil Remediation at the Common Ground near the flagpole. Removal of the fencing and posts was done on June 22nd. The area is now our responsibility. The Property Closeout Form was completed and submitted to Lake Wauwanoka, Inc. for recordkeeping. President Lon Schoenky asked Carrie Kiel to inform Groundworks that they can now cut the area that was remediated. The EPA requested that for the first cut they do it at a level that only cuts 1/3 off the top of the grass. Afterwards, they can lower the deck a little each time until all the grass is at the same level.

President Lon Schoenky said the gate last year was closed for the Independence Day picnic event. There have been requests asking if the gate was going to be open this year. His recommendation is that we follow the same protocol as 2022.

President Lon Schoenky said the Lake Wauwanoka Rod & Gun Club request permission from Lake Wauwanoka, Inc to host an 80th Celebration event on Saturday, September 16, 2023. The event will begin at 12pm at the marina on the slab. A band will play from 7pm to 11pm. The band will be The Hound. Events, raffles and games will go on all day. Food will be served from 4pm to 5pm.

President Lon Schoenky said the Lake Wauwanoka Rod & Gun Club newsletter was emailed to property owners. A hard copy will be mailed out Friday, June 23rd.

President Lon Schoenky asked if a gate card and/or remotes stops working who pays for those. Secretary

Carol Eubanks said a security access card, remote and/or fob can stop working for several reasons like age, sun, magnets, etc. The board determined that unless the card, remote and/or fob was just given to you and does not work you would need to purchase a new one. Secretary Carol Eubanks said to see the policy for Security Access on the website.

President Lon Schoenky said there is a dead tree at 204 North Lake Dr standing there and another storm could take it down along with the fence and the stone wall. The lake should have it removed before it causes additional damage. There are two more trees that need to be removed at the marina. Rob Roesch said there is a tree at H 005-008 that is dead on the parkway.

CHAIRMAN'S REPORT

Chairman Jay Watz said we are working in tandem with an electrician to pull a permit with Jefferson County so Ameren can do their inspection. Once it is reenergized, we will run wiring to the flagpole. Rob Roesch asked if he could do an OHM test on the box at the marina to see if it is okay. Chairman Jay Watz said it was okay to do.

OLD BUSINESS

Chairman Jay Watz asked that at the public meeting at the marina area the board members keep their informational speeches to the point so that the people can ask their questions. If the question(s) get too in-depth then we will talk with them after the meeting. Chairman Jay Watz said we will begin a conversation about needing to increase our assessment in the future.

Chairman Jay Watz said we need someone in charge of the Navigational Hazard committee. We will need someone like Chip Shanle to head the committee. We will have Vice-President Elmer Kiel talk to Chip.

Carrie Kiel made a motion to remove the fallen trees from the parkway by Unlimited Tree & Outdoor Solutions and was seconded by Matt Rankin. All voted aye and no nays. Motion passed.

Vote: Aye To have Unlimited Tree & Outdoor Solutions remove the 4 trees on the parkway that fell in the storm in May.

Carrie Kiel made a motion to have Arch Johnson drop spread inch minus for \$225 and Donnie deliver soil for the dam for \$350. Jeff Sonntag seconded it. All voted aye and no nays. Motion passed.

Vote: Aye To have Arch Johnson deliver inch minus for \$225 and Donnie deliver soil for \$350 to fix the dam.

Jeff Gibbs made a motion to invest \$95,000 in Certificates of Deposit and was seconded by Stacy Siebert. All voted aye and no nays. Motion passed.

Vote: Aye To invest \$95,000 in Certificates of Deposit for 13 months.

NEW BUSINESS

Chairman Jay Watz asked and everyone agreed to wait until the Stockholders meeting to fill Stephanie Holtmans' position.

Dam-Rob Roesch said the gravel has been delivered and spread. The dirt needs to be spread, seeded and strawed. Jeff Sonntag said if Sunday, July 2nd doesn't work then Monday, July 3rd will be the day to do the work. Chairman Jay Watz said we will cut the dam and then we will take care of the beavers.

Back Acres-Rob Roesch said he had nothing new on the back acres.

Security-Jeff Sonntag said on June 1st a medical supply truck came through the gate and broke the arm. We have been in touch with the company and have billed them \$850 for the damage to the gate. We are waiting for the check. On June 13th Cardinal Door put in a new loop sensor in the ground. They did not charge us for the job.

Jeff Sonntag said we are still dealing with the callbox ring cycles. It is an intermittent problem. To replace the circuit board, it will cost as much as \$2,000.

Jeff Sonntag said one camera was sent out under warranty. Moisture got in the lens.

Jeff Sonntag said on June 17th there was an issue at the beach. One car belonged to a resident and the

other car was her sister's. Neither car had a sticker. They were informed about getting a sticker. Liberty Security will be here for July 1st, 2nd, and 4th.

Jeff Sonntag said we need to invest in six lithium batteries for the game cameras for about \$300.

Lake Community-Stacy Siebert said she is looking into getting a grant to pay for the AED. She has been in contact with the Jefferson Foundation. She has also contacted our insurance company about underwriting the cost of the AED. The First Aid kit will be put in the community center.

Stacy Siebert said the Hillsboro Deputy Fire Chief Jason Darren contacted her about the Dry Fire Hydrant at the marina that is not working. President Lon Schoenky said it was put in in April of 2000 at the cost and expense of the Hillsboro Fire District. Stacy said the part will cost \$470 to do the repair. They would like to be informed when we lower the lake because they want to replace the water line to the hydrant. They would like permission to do ice rescue training in the winter and drowning & water rescue during the summer. President Lon Schoenky asked that they inform us before they come out and do their training. Stacy said Greg Watz will oversee the committee for the training of the fire fighters.

Docks/Water Quality-Matt Rankin said he has paperwork on emergency management that he got from Bobbi Terry. He will give the paperwork to Stacy Siebert.

Matt Rankin said the water willow is now growing in Cove B-C. Carrie Kiel said we need to spray the shore early in the year to get rid of the water willow.

Legal/Membership-Jeff Gibbs said the attorney has started his review of the stock.

Roads-Carrie Kiel said she got some new signs up. Repaired the poles at the ATV/side by side parking area. The fishing sign is now back up.

Carrie Kiel said the roads will be done next Thursday. She appreciates property owners trimming back the trees and branches over the road.

Building/Docks/Construction-Brent McKenna said he received a deck permit for deck repairs and additions and a building permit for an additional room. He will be requesting more information before bringing it to the board on both permits.

Chairman Jay Watz said thank you for the floating dock.

Beach/Marina-Chairman Jay Watz asked Carrie Kiel to cover this position temporarily and she will be asking for some additional help.

Secretary Carol Eubanks said the Security Access Policy needs to be updated with the Fobs being added.

Chairman Jay Watz said we will discuss turning off the callbox to those who are in arrears on their assessment next month.

Carrie Kiel made a motion to adjourn the meeting and Stacy Siebert seconded the motion. All voted aye and no nays. The meeting adjourned at 9:09 pm.

Respectfully submitted,

Carol Eubanks, Secretary