

LAKE WAUWANOKA, INC  
MINUTES  
JULY 27, 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 correction will be made to the minutes of June 22, 2023. Jeff Sonntag made a motion to accept the minutes with the correction and was seconded by Carrie Kiel. All voted aye and no nays. Motion passed. Minutes will be posted.

TREASURER'S REPORT

Treasurer Leslie Paillou reported:

- The Treasurer's report was read.
- Chairman Jay Watz said he called those who are still delinquent on the payment of their assessment. They will have their callbox privileges taken away until their assessments are paid.

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

SECRETARY'S REPORT

Secretary Carol Eubanks reported:

- The fence permit was posted to the website with the height of the fence being no more than four feet high.
- The access cards and remote policy has been updated and posted to the website.

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

PRESIDENT'S REPORT

President Lon Schoenky said the electric at the pole near the flagpole has been energized on July 25<sup>th</sup>. Chairman Jay Watz said thank you to Mike Messmer for getting the permit and the inspection. Stacy Siebert said she gave Treasurer Leslie Paillou the receipts from John Siebert for all the new parts on the pole.

President Lon Schoenky said he requested Jeff Sonntag to prepare a presentation for a total gate equipment replacement, to include material, equipment and all necessary requirements for the August 12<sup>th</sup> meeting with the property owners.

President Lon Schoenky discussed the proposed letters to send to those property owners who have sinking and/or abandoned boats on the lake.

President Lon Schoenky requested a letter be sent to Jerry & Victoria Moore regarding the prebuilt shed delivered to their property on July 24, 2023. Brent McKenna had informed the president that a permit form was not submitted.

President Lon Schoenky recommended an additional designated fund to address the multitude of dead/dying trees on lake property. It will easily cost about \$15,000 to remove the trees on the parkway, along the lake and along the road.

CHAIRMAN'S REPORT

Chairman Jay Watz said he had nothing new to report.

OLD BUSINESS

Carrie Kiel was wondering if we received an escrow on the C 077-D001 property. Brent McKenna said the lake does not have a contract yet. Any property owner would ask what the terms of the contract are before they would pay \$5,000. Jeff Gibbs said we are waiting for a response from Bianca Eden, the lawyer. Brent

would like to change the Building Application and Permit form to include "If there is any damage to the roads you will be liable for up to \$5,000. If Lake Wauwanoka, Inc. decides to sue you, you are responsible for any and all costs" at the bottom where they sign. President Lon Schoenky would like to include that they must inform Lake Wauwanoka, Inc. seven days in advance of any equipment being delivered. Chairman Jay Watz asked if we should ask Bianca if we need the permit notarized? He will call Bianca about this. Brent said if it is signed and dated it is a legal document. Jeff said it is an enforceability issue and most people will pay but you always have that one person who won't pay. Carrie asked that we move the sentence in the second paragraph of the Building Application and Permit under Lake Building Permits "No construction or grading is to start until plans and specifications are approved and permits are issued." to the last sentence in paragraph one and put it in bold.

## NEW BUSINESS

Chairman Jay Watz asked if anyone would like to make a motion to give permission to Lake Wauwanoka Rod & Gun Club to host an 80<sup>th</sup> Celebration event for Lake Wauwanoka property owners on Saturday, September 16, 2023. The celebration will begin at noon. There will be events, raffles and games all day long. Food will be served from 4pm to 5pm and a band, The Hound, will be playing from 7pm to 11pm. Stacy Siebert made a motion to approve permission for the event and was seconded by Rob Roesch. All voted aye and no nays. Motion passed.

**Vote: Aye** To give permission to the Lake Wauwanoka Rod & Gun Club to have an event on September 16, 2023, for property owners to celebrate Lake Wauwanoka's 80<sup>th</sup> year.

Chairman Jay Watz asked if anyone would like to make a motion to give permission to collect items and bury a Time Capsule in the marina or beach area with Lake Wauwanoka items to be opened at least 20 years later. Carrie Kiel made a motion for the Time Capsule and was seconded by Matt Rankin. All voted aye and no nays. Motion passed.

**Vote: Aye** To give permission to the Lake Wauwanoka Rod & Gun Club to bury a Time Capsule that will be opened at least 20 years later.

Chairman Jay Watz asked if anyone would like to make a motion to give Jeff Sonntag and his barbecue team approval to park a camper at the marina area on Thursday, September 14, 2023, for the 80<sup>th</sup> Celebration event on September 16, 2023. The team will only stay in the camper Friday overnight during the time they are smoking the meat and preparing the food for September 16. The camper will be removed by Monday, September 18, 2023. Jeff Gibbs made a motion to allow the camper to be parked at the marina area on September 14<sup>th</sup> and removed by September 18<sup>th</sup>. Stacy Siebert seconded the motion. All voted aye and no nays. Motion passed.

**Vote: Aye** To give permission for Jeff Sonntag and his barbecue team to park a camper at the marina from September 14 through September 18, 2023, for the 80<sup>th</sup> Celebration event.

Chairman Jay Watz asked if anyone would like to make a motion to request information from Secretary Carol Eubanks or access to lake records to include in the presentation for the 80<sup>th</sup> Celebration event. They are looking for non-confidential information that may include the original property owners, longest owner or family at the lake, any pictures or brochures, etc. in Lake Wauwanoka, Inc. possession that can be shared with everyone. Jeff Sonntag made a motion to allow the Lake Wauwanoka Rod & Gun Club access to that information and was seconded by Brent McKenna. All voted aye and no nays. Motion passed.

**Vote: Aye** To allow Lake Wauwanoka Rod & Gun Club access to non-confidential information for the 80<sup>th</sup> Celebration event from Lake Wauwanoka, Inc.

Chairman Jay Watz asked to set a date for the Budget meeting. It was determined that the date will be September 21<sup>st</sup> and the meeting will start at 6:30p.m.

Jeff Gibbs said if there is something we want added to the agenda for the Stockholders meeting it will need to be decided at the August meeting. Treasurer Leslie Paillou said we need to contact those who will be doing the audit of the books. Stacy Siebert will be reaching out to those who did it last year. President Lon Schoenky said we may want to find someone to replace Sylvia Betlock.

Chairman Jay Watz said we clearly state in the Rules and Regulations that the docks are owned by Lake Wauwanoka, Inc and if you are delinquent on your assessments then we should be revoking their dock privileges. President Lon Schoenky said we have done that in the past. Chairman Jay Watz said we will put

in the letter when the dock will be reassigned if the assessment is not paid. Brent McKenna said we have sent letters because of the dock being a safety hazard. Chairman Jay Watz will bring a letter to the next meeting for review.

Rob Roesch said at 127 North Lake Dr there is a trailer in the backyard and he has been told someone may be living in it. Chairman Jay Watz said we need to find that out before a letter will be sent out.

**Dam-**Rob Roesch said the dirt on the saddle of the dam has been spread and grass seeded and straw covered. The seed was rained on but he has not been up to the dam to see how it is growing. Rob said we need to get rid of the gophers. Chairman Jay Watz asked if he had talked to our contact at the Department of Natural Resources about coming out and reinspecting the dam. Jeff Sonntag asked if they thought any more about having goats brought in to clear the back of the dam instead of having it mowed. The area is just under 3 acres and it takes five goats a week to clear an acre. Rob will investigate the cost of having the goats do the job.

**Docks/Water Quality-**Matt Rankin said he talked to Elizabeth Link about the water testing that she has done for a while now. He will be taking that on. The company sends you all the equipment and you send it to them for analysis. The company is in Columbia.

At the budget meeting we need to dedicate some money to eradicate the Water Willow problem in early spring. Matt Rankin was asked to get estimates from some companies.

Matt Rankin said the dock assignments will be done this weekend. Treasurer Leslie Paillou will get some additional thumb drives for the file.

**Security-**Jeff Sonntag said he has three bids. From Cardinal Door, Birdsong and Kodiak but he just found out some news tonight so he is postponing the vote. The problem that they have with the linear system, which is solely for the remote system, the parts are weeks out. The cost from Lift Master, which he just received a bid on tonight, is between \$1500 and \$1700. The others will cost \$1168 to \$1599 to \$1190. He will send out a text for a bid on this. There are four problems they are dealing with: the ring back problem with the callbox, the linear box, the gate arm circuit, and the transmission. Greg Watz may have a solution for the callbox ring back problem but they won't be able to check it out until the gate is operational. Jeff has a bracket that he can put on the gate that will allow zero stress on the gate arm.

Jeff Sonntag said when you get a party or construction code you must press the # before you put the number in to open the gate.

Jeff Sonntag said there was someone who came in on July 26<sup>th</sup> and when they used the callbox the gate was about to open when a man in a green Volvo raised the gate and proceed in. There was someone behind the green Volvo who did the same thing and the person at the callbox followed them in and the gate arm came down on his truck cab.

Jeff Sonntag said he has put a new gate arm up. Jeff Sonntag said we received \$850 from the medical company who broke the gate arm.

**Lake Community-**Stacy Siebert said the dry hydrant repair is not the lake's fire hydrant. The Hillsboro Fire Department asked if we would split the cost for the part. Our cost would be \$235.48. Carrie Kiel made a motion to pay half the cost to repair the dry hydrant and Matt Rankin seconded. All voted aye and no nays. Motion passed.

**Vote: Aye** Vote to pay \$235.48 for half the cost of the part to repair the dry hydrant at the marina.

Stacy Siebert said she is still working on training days with the fire department. There will be one in the winter and one in the summer during the week. Greg Watz will coordinate this.

Stacy Siebert said since we do not have tax exempt status, we need a 501(c) status to grant us tax exempt status to apply for a grant.

**Legal/Membership-**Jeff Gibbs said the attorney research is ongoing.

**Roads-**Carrie Kiel said CEG did the repairs to the road. She wants to get a bid from Gant to fill the cracks in

the road.

Carrie Kiel said Jerry Moore won't be doing the snow plowing this year. She will be on the lookout for someone to snow plow this coming season.

**Building/Docks/Construction-**Brent McKenna said he has a building application from B 023-024 for a new deck and staircase. It will be far enough back from the parkway. He wants to approve that.

Brent McKenna said a fence was installed without a permit. It is the correct height.

Brent McKenna said he wants to approve the room addition that F 011-012 want to put on their home.

**Beach/Marina-**Carrie Kiel said she didn't have anything new to report.

**Back Acres-**Rob Roesch said he got a bid to cut down 5 trees for \$7,900. The trees at the marina are the most concerning because they may take out the power lines. There are a number of dead trees around the lake and road. Carrie Kiel said there are 2 low hanging limbs by F 011.

Jeff Gibbs made a motion to adjourn the meeting and Carrie Kiel seconded the motion. All voted aye and no nays. The meeting adjourned at 8:48 pm.

Respectfully submitted,

Carol Eubanks, Secretary