

LAKE WAUWANOKA, INC  
MINUTES  
AUGUST 24, 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 6:58 pm.

APPROVAL OF MINUTES

The correction will be made to the minutes of July 27, 2023. Carrie Kiel made a motion to accept the minutes with the correction and was seconded by Matt Rankin. 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.

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

SECRETARY'S REPORT

Secretary Carol Eubanks reported:

- Andrew Besand is selling 130 South Lake Dr to TSI Properties, LLC on August 23<sup>rd</sup> but it has been delayed due to right of first refusal.
- The Aguilera Family Trust is selling 9 South Lake Dr to Christine & Dale Cage on September 4<sup>th</sup>.
- Chris & Mary Buxton are selling Block G Lot 27 to Terry & Kimberly Taylor on September 15<sup>th</sup>.
- Jeffrey & Sandi Balmer are selling 236 North Lake Dr to Tamera Kingen on September 21<sup>st</sup>.

Rob Roesch 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 he requested Jeff Sonntag to prepare a presentation for a total gate equipment replacement, to include material, equipment and all necessary requirements.

President Lon Schoenky recommended an additional designated fund to address the multitude of dead/dying trees on lake property. It will easily cost about \$50,000 to \$75,000 to remove the trees on the parkway along the lake and along the road. Rob Roesch asked for the list that they did earlier in the year and will get a count on the number of trees that will need to be removed. This will be spread out over at least five years.

President Lon Schoenky said we did hear back from some of the property owners who have sinking and/or abandoned boats. The owner of E 059-060 boat has been removed, the E 039 boat has been removed, the two boats owned by F 034 have been sold, C 029 removed the sinking sailboat, the owner of F 007-008 has put their boat up for sale, but he has not heard from B 007. That boat will probably have to be removed by Lake Wauwanoka, Inc.

President Lon Schoenky said we should not revise the Rules and Regulations or the Building Regulations every month. We should make recommendations throughout the year and post the revision in January.

President Lon Schoenky said we should change the wording in the Rules and Regulations Section VIII Paragraph C "or removed from the Lake Property and deposited into trash cans or other receptacles (including out-toilets) at the Beach, Marina, or club house or any other trashcan provided by the Lake Corporation."

President Lon Schoenky said the budget for 2023-2024 should be reviewed by your department, investigate your long term projects and be prepared with facts. The sale of the back acres is not an option. While a portion of the back acres was used as collateral in the past, it should not be at the top of the list as to how to fix a problem. If something were to happen to the dam the back acres would be our only source to pay for repairs.

President Lon Schoenky would like to post a notice about closing the boat ramp on September 16<sup>th</sup> for the 80<sup>th</sup> Celebration. There will be nowhere for them to pull in or park at the marina. Chairman Jay Watz asked Stacy Siebert to inform Bill Thompson to post this on Facebook.

### CHAIRMAN'S REPORT

Chairman Jay Watz said the meeting with the Lot Owners went well. Jeff Gibbs said we do need to be mindful of the fact that there is money in the bank that is earmarked for long term projects when we discuss an assessment increase.

### OLD BUSINESS

Carrie Kiel said she would like to make a motion to allow parking in the grass area on the South Lake side and North Lake side of the Marina for the 80<sup>th</sup> Celebration and was seconded by Stacy Siebert. All voted aye and no nays. Motion passed.

**Vote: Aye** To allow parking on the grass on the South Lake side and the North Lake side of the Marina for the 80<sup>th</sup> Celebration.

Chairman Jay Watz asked if anything needed to be added to the agenda for the stockholders meeting. A discussion was held and no additions will be added.

Chairman Jay Watz reminded the board of directors of the budget meeting on September 21<sup>st</sup> at 6:30pm.

### NEW BUSINESS

Jeff Gibbs said Bianca Eden, the lawyer, had not yet talked to Jeff regarding the Surety bond or deposit. She will talk with him on Monday about including in the Building Permit the language for a Surety bond or a deposit and pictures before and after the project. Jeff will send out the information he gets from Bianca when it comes in. Chairman Jay Watz said it should say that if we must go to court the property owner will pay for our lawyer's cost.

Jeff Sonntag said he contacted someone at the Department of Conservation about hunting at the beach. When it comes to geese, they are covered under a migratory law for game birds. No, you cannot hunt them. Patrice Pyatt is a Conservation Agent out of Steelville who will be here tomorrow to meet with President Lon Schoenky. She will bring us pyrotechnics we can try. You need to obtain a permit but first you must prove you have tried to get rid of the geese. The cost would be minimal. We would use corn oil and notate what we tried and when we tried it. After a time they would stop coming back. Geese prefer low grass.

Chairman Jay Watz, Rob Roesch, Mark Baker, Jeff and Brent McKenna got the dam repaired for inspection. The Department of Natural Resources(DNR) said we stopped short of the area that was to be repaired and they found two more spots that need to be repaired. DNR will come out so long as they have 3-5 days' notice of the day the repair is being done to make sure we are doing the spots they want done. In the future we should record where the spots are. We have until March 1, 2024 to make the repairs. We need one load of dirt to bring it up to height. Brent McKenna has a roller to make it level. Matt Rankin has a wheel to measure the dam.

**Security-**Jeff Sonntag said on August 4<sup>th</sup> he sent out an e-mail regarding purchasing a linear replacement controller device for \$1191. He made a motion to purchase the device and was seconded by Carrie Kiel. All voted aye and no nays. Motion passed.

**Vote: Aye** To purchase a linear replacement controller device.

Jeff Sonntag said he has been in touch with Cardinal Door to install the linear device on Monday or Wednesday. Once that is installed, they will lower the gate. We still have a problem with the ringing at the call box.

Jeff Sonntag said he has a camera that was repaired, it was covered under the warranty, and it will be put up soon.

On August 16<sup>th</sup> he went to get a camera that was in the back acres. When he got there the barbed wire, posts and signs that we put in were gone. The camera was also gone.

Jeff Sonntag said he investigated the possibility of putting the guard at the guard shack instead of the beach. He would be logging in anyone who does not have a sticker on their vehicle. Then there would be no one to

monitor the beach. He decided against it. There are still people who are going to the beach without stickers on their vehicles.

**Lake Community**-Stacy Siebert said someone recommended using Facebook to raise the funds to get the AED. She is not sure about that. The insurance company will not help with the cost of getting an AED. Stacy Siebert said she is waiting for an invoice from the Hillsboro Fire Department for the part for the dry hydrant. She is also waiting to hear from them on the date(s) they would like to do training. Stacy Siebert said she did get ahold of two people to do the audit. The third person will be contacted soon.

**Docks/Water Quality**-Matt Rankin said last week Randy Cramer from Aquatic Control met with him about the Water Willow. They went around the lake and his recommendation was that a little bit is okay but there are areas that are overgrown. It should not grow in any deeper water than 1 to 2 feet. His suggestion was to treat it before the end of September. The cost would be \$1395. They would do it in a boat with a sprayer of either Aquaneet, Cide-Kick II or Habitat. Guarantee killing of 90% of it within 6 weeks. It may need to be reapplied within 6 months. Recommend no swimming or boating for 1 day after the treatment. He would like to get a second estimate. Chairman Jay Watz said a botanist recommended to him to use Rodeo(the aquatic version of Roundup). A two and a half gallon jug cost \$155. There is a supplier, Greens Pro Inc, in High Ridge. It would need to be mixed with a surfactant called Access that cost \$230. Solutions in High Ridge can put it down. The board recommended that we try putting it down after Labor Day.

**Legal/Membership**-Jeff Gibbs said he did receive the opinion letter from the attorney this week regarding the stock. He will be setting up a call to go through it.

**Roads**-Carrie Kiel said the maintenance building needs two posts replaced and concrete for the footing at a cost of \$400 to repair them. Carrie made a motion and Jeff Gibbs seconded it. All voted aye and no nays. Motion passed.

**Vote: Aye** To spend \$400 on concrete and two posts for the maintenance shed.

Carrie Kiel said she is going to get bids for repaving the roads in three sections. The north, south and entrance road.

Carrie Kiel said we have someone who will snowplow, Jim Camden. He has done snowplowing at Fox C-6.

**Beach/Marina**-Carrie Kiel said she has purchased metal pinwheels to use in the spring to keep the geese away.

**Building/Docks/Construction**-Brent McKenna said he received two dock transfer forms. One dock was approved for Stephen Bannister who purchased C 032-033P. The other was from Andrew Besand and he will need to research that dock.

Brent received a building permit form from C 064-065 for a shed/garage. It is 12'x20'. Our shed maximum is 150 sq. ft. and it is 240 sq. ft. It does have a garage door. It does not have a concrete pad which it would need to be a garage. Chairman Jay Watz said not to approve the permit and he will send him a letter.

**Dam**-Chairman Jay Watz said we need to get the dam cut more often to keep away the groundhogs. Birds of prey will be able to see the groundhogs and chase them away once the dam is cut. Next year we will have the dam cut twice during the year. He called Ross Sanford to cut the dam. Rob Roesch said he talked to Goats Are Us and they are 6 months out and it takes months for them to eat the grass. They never called back after the initial contact to come out and view the back of the dam. Rob was wondering about fencing the back of the dam and then getting our own goats and harvesting them at the end of the season.

**Back Acres**-Rob Roesch said Unlimited Tree & Outdoor Solutions, LLC would not lower their bid to cut the five trees. Rob said there are about twelve trees that need to come down. Chairman Jay Watz said we need to prioritize the trees that we are going to take down. Carrie Kiel asked about just dropping the trees and letting someone from the lake cut them up. Rob said that the people who would be cutting up the trees would need

to be reliable because people don't want the trees laying in their yards for weeks. Rob also said there may be an access to the trees problem. There is a tree that is still green but it has a crack in the center of the tree at A 037-039. Brent McKenna said if it is on Lake Wauwanoka, Inc property it is okay to have volunteers cut up the tree after it has been felled but not on property owners' property. Chairman Jay Watz said to Rob to get with Elmer Kiel and go around the lake and pick out the worst of the trees that will be needing to come down. Rob will talk to Elmer and then get a bid.

Matt Rankin said the hunting season has been expanded for firearms this year, starting in October.

Rob Roesch made a motion to adjourn the meeting and Jeff Sonntag seconded the motion. All voted aye and no nays. The meeting adjourned at 8:48 pm.

Respectfully submitted,

Carol Eubanks, Secretary