

LAKE WAUWANOKA, INC
MINUTES
SEPTEMBER 28, 2023

The Board of Directors met at the Community Center. The Directors present were Chairman Jay Watz, President Lon Schoenky, Carrie Kiel, Brent McKenna, Matt Rankin, Stacy Siebert, Jeffrey Sonntag, Treasurer Leslie Paillou and Secretary Carol Eubanks.

Absent from the meeting were Jeffrey Gibbs and Robert Roesch.

The meeting was called to order at 7:01 pm.

APPROVAL OF MINUTES

The correction will be made to the minutes of August 24, 2023. Carrie Kiel made a motion to accept the minutes with the correction and was seconded by Jeff Sonntag. All voted aye and no nays. Motion passed. Minutes will be posted.

Brent McKenna made a motion to accept the Special Meeting minutes of September 21, 2023 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.
- Carrie Kiel made a motion to have Spectrum bill Lake Wauwanoka, Inc. and was seconded by Brent McKenna. All voted aye and no nays. Motion passed.

Vote: Aye To have Spectrum bill Lake Wauwanoka, Inc.

- The PayPal account has been closed.

Jeff Sonntag 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:

- Leo & Christine Koch Jr are selling 192 South Lake Dr tomorrow to Alexander Pena and Sydney Koch.
- Tina & David Sodam sold 72 South Lake Dr yesterday to James & Judy Davis
- Released the lien on Block B Lot 056-058.

Matt Rankin 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 worked with Chairman Jay Watz, Jeff Sonntag and Rob Roesch on the preparation of the dam for re-inspection by the Department of Natural Resources (DNR). They spread two loads of dirt on the newly identified areas that needed to be raised to meet DNR's requirements. A storm came through on the same night as they completed the work and they had to reapply the grass seed matting the day after. It was inspected today and passed. The renewal is for two years.

President Lon Schoenky said he received a telephone call from Brian Dewald, a realtor for 72 South Lake Dr, regarding the house that he said Lake Wauwanoka, Inc made them tear down. President Lon Schoenky informed him that LWI did not force anyone to tear down the house, Jefferson County did. The house was collapsing on itself. He stated that LWI provided the owners access across LWI owned property to bring in equipment, to remove debris and deliver gravel to the property. Mr Dewald was a smartass on the telephone.

President Lon Schoenky said a letter was sent to an adjoining property owner, Owen Mueller, regarding destruction and removal of Lake Wauwanoka, Inc property in the back acres. Owen sent an e-mail that he had nothing to do with said removal and destruction of LWI property and claimed that he was going to do his fencing and marking of property lines in the area. We had an encounter with him last year as we were installing barbed wire fencing and No Trespassing signs along the property lines. Chairman Jay Watz asked Matt Rankin to contact a surveyor to get a survey of the area where he took down the fence. We should then

fence in our property.

President Lon Schoenky said the sunken pontoon boat in B cove was removed and parked behind our building. The owner was notified with another letter and he did find someone to move it to his house. The owner of the pontoon did pay the fees for removal and moving his pontoon. The owner of C 029 bought the two pontoons owned by F 034. The owner of C 029 was sent a letter to remove the two derelict pontoon boats. We should give him until November 30th to remove the pontoon boats.

President Lon Schoenky said a team of property owners, Chip Shanle, Elmer Kiel, Greg Watz and Mike Paillou, have sprayed the American Water Willow for the last two and a half weeks. It seems to be successful. He hopes that the killing is from the weed killer and not just a seasonal thing. He is sure we will need to reapply the weed killer in the spring. There are some areas that can't be reached by boat and will need to be walked down to to spray the weed killer.

President Lon Schoenky said he wants to thank this Board of Directors for their confidence in him in the last 21 months. He appreciates the commitment of this Board to getting things done for the Lake. Continue to maintain focus on what is best for the Lake, setting personal agendas aside, and seeing the big picture. Always remember that the lake and the surrounding properties belong to all of us, not just the few who get things done around here. Create appropriate budgets and manage to stay within the confines of those budgets.

CHAIRMAN'S REPORT

Chairman Jay Watz said he wanted to give a huge thank you to President Lon Schoenky for stepping up an additional year. The lake is in better shape because he gave continuity and a link to a lot of information to a brand new board. He would like to count on him for background assistance in the future. Carrie Kiel said he helped her with understanding her job. Stacy Siebert said the wealth of information he has is invaluable. She would like to thank him for the 80th celebration. Chairman Jay Watz thought the celebration was a huge success. He had heard from people at the lake that they hadn't seen a gathering of people like that in quite some time.

OLD BUSINESS

Jeff Sonntag made a motion to allow the drink trailer for the 80th celebration and Matt Rankin seconded the motion. All voted aye and no nays. Motion passed.

Vote: Aye To allow a drink trailer for the 80th celebration.

Chairman Jay Watz asked that the reports given at the stockholders meeting be kept short and to the point. Please allow time for the stockholders to ask questions at the end of the board members reports.

NEW BUSINESS

Chairman Jay Watz said on Friday the Department of Natural Resources(DNR) came out and marked the three low spots on the dam. They spread 18 tons of dirt on top of the dam and had to buy another load of dirt that was delivered on Tuesday. They seeded it and put a straw mat down. The mat had to be put back in place because of the storm that came through on Wednesday. The dam was inspected today and passed. They will use the leftover dirt to fill in the gopher holes on the back of the dam. DNR marked the holes with orange paint. The wier system needs to be repaired.

Chairman Jay Watz said Scott Moore wrote a letter to the board regarding the camper at the end of North Lake Dr that may or may not be being used to camp in. The board will investigate. Chairman Jay Watz will draft a letter if they are camping in it.

Security-Jeff Sonntag said on August 29th the linear box was installed. It has been working well, there were a couple of ring box incidents that have been taken care of. They think they now have a reason as to why it is occurring. On September 12th there was a break in the loop sensor on the gate arm. Jeff would like to thank Greg Watz and Rob Ablin for repairing the loop sensor. Jeff Sonntag will get a bid from Cardinal Door if we need a new loop sensor but their fix seems to be working. He installed new batteries for the gate arm for when the power goes out along with a fuse. They tested the gate and it is working as it should.

Lake Community-Stacy Siebert said she has been mailing out quite a few Welcome packets. Stacy Seibert told President Lon Schoenky that she has first aid things that need to be placed in the Community center. She is still trying to get the AED.

Docks/Water Quality-Matt Rankin said he spoke with the gentleman who tests the water test samples that Elizabeth Link has been sending him for water quality. He would like someone from the community to collect the samples every three weeks and freeze them until they are shipped off to be tested.

Matt Rankin asked if we are sending out paperwork to new owners if there was a dock attached to that property? Brent McKenna said he usually does. Stacy Seibert said there is one in the Welcome packet. Chairman Jay Watz asked Matt Rankin to assess the shattered drainpipe on pond one and then we will gather a work committee to replace the drainpipe.

Legal-Chairman Jay Watz said he and Jeff Gibbs met with the lawyer, Steve Martin. He will let Jeff give the board the information at the next meeting.

Roads-Carrie Kiel said the bid to re-pave the roads currently cost about \$600,000. President Lon Schoenky said the areas where there are spiderweb cracks are the bad areas that will need to be dug out and the road base will need to be repaired. Carrie said the side of the road where there is no support underneath needs to be repaired.

Building/Docks/Construction-Brent McKenna said he signed a dock transfer form for the sale of F 034.

Beach/Marina-Carrie Kiel said she pulled the rope and buoy's out of the water at the beach and cleaned them. Carrie said the lights on the poles need to be replaced.

Dam-Chairman Jay Watz said there is nothing else to add to the report.

Back Acres-Carrie Kiel said Elmer Kiel met with Rob Roesch. Rob said he talked to Ben about dropping the two trees at the beach. They took the ash tree off the estimate and the new price is \$6250. We will need to sign a waiver about the pavement at the marina. President Lon Schoenky said you will need to lay a large tree on either side of the pavement. Carrie made a motion to have the trees cut down and was seconded by Jeff Sonntag. All voted aye and no nays. Motion passed. Chairman Jay Watz asked Stacy Siebert to put a posting up about needing volunteers to cut up and take the trees away at the marina.

Vote: Aye To have Unlimited Tree & Outdoor Solutions take down the four trees for \$6250.

Brent McKenna made a motion to adjourn the meeting and Stacy Siebert seconded the motion. All voted aye and no nays. The meeting adjourned at 8:57 pm.

Respectfully submitted,

Carol Eubanks, Secretary