

LAKE WAUWANOKA, INC
MINUTES
OCTOBER 26, 2023

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

The meeting was called to order at 7:03 pm.

NOMINATION OF CHAIRMAN

Carrie Kiel nominated Jay Watz as Chairman and was seconded by Stacy Siebert. All voted aye and no nays. Motion passed.

NOMINATION OF PRESIDENT

Jay Watz nominated Leland Shanle Jr as President and was seconded by Jeff Sonntag. All voted aye and no nays. Motion passed.

NOMINATION OF VICE-PRESIDENT

Jeff Gibbs nominated Lon Schoenky as Vice-President and was seconded by Carrie Kiel. All voted aye and no nays. Motion passed.

APPROVAL OF MINUTES

Carrie Kiel made a motion to accept the minutes of September 28, 2023, and was seconded by Matt Rankin. All voted aye and no nays. Jeff Gibbs and Rob Roesch abstained. Motion passed. Minutes will be posted.

TREASURER'S REPORT

Treasurer Leslie Paillou reported:

- The Treasurer's report was read.

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

SECRETARY'S REPORT

Secretary Carol Eubanks reported:

- Brian Baynes sold E 025-027 to David & Andrea Braun on October 24th.
- Shawn & Danielle Kennedy sold one share of stock back to Lake Wauwanoka, Inc.
- Robert L Liebe Jr's family sold twenty shares of stock back to Lake Wauwanoka, Inc.

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

VICE-PRESIDENT'S REPORT

Vice-President Lon Schoenky said the dam has been inspected and the Department of Natural Resources passed it. The certification is good until March 2025. We still need to schedule a work party sooner rather than later, to fill the groundhog dens on the back of the dam. The dens were smoked one Sunday and there was no activity around the dens on that day. A game camera was placed in the area, to determine a pattern of movement in the area. A camera needs to be adjusted to a smaller area to observe the groundhog dens. There have been multiple deer in the area daily.

Vice-President Lon Schoenky said a letter was sent to an adjoining property owner, Owen Mueller, regarding the destruction and removal of Lake Wauwanoka, Inc. property in the back acres. Owen replied that he had nothing to do with said removal of and destruction of Lake Wauwanoka, Inc 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 line. This was first addressed in February 2023 and is reflected in my report at the Board meeting for that month. An update on

this property owner that adjoins our back acres: a group of property owners were riding in the area on Sunday, October 22nd, Mr Mueller took it upon himself to approach the group, who were clearly on Lake property, and began to complain about the letter he received from Lake Wauwanoka, Inc. He stated that he didn't want to look at the No Trespassing signs installed by Lake Wauwanoka, Inc. on the fence line and that he claimed that the barbed wire fencing installed last year was laying in the grass and caused damage to his lawn mower. Barbed wire fencing that was installed in the area in February was three strands across the area from a wooden post on a tree to T-posts to another tree. Care was exercised to ensure the area fenced was appropriately affixed, and that no fencing was on Mr Mueller's property. He stated that he is going to have his property surveyed and fenced. He denied multiple times that he does not trespass on Lake Wauwanoka, Inc. property, but he has also admitted in the past to taking a deer during last year's deer season and removing fallen trees in the area. Evidence points to a large oak tree that was cut down in the area.

Vice-President Lon Schoenky said a letter has been sent to the owners of 131 South Lake Dr regarding a fence that installed on their property line between them and 135 South Lake Dr. They were informed that their fence violated two rules: a permit was not requested by them prior to installation and the fence exceeds the height maximum. It was requested that they submit a permit request and lower the height of the fence to 48". These property owners have ignored all rules in the past and think the rules don't apply to them.

Vice-President Lon Schoenky said an e-mail was sent to the owner of Block H Lot 005-008 regarding a dead tree on the parkway in front of his house. Permission was requested to cross his property to remove the dead tree before it fell. To date we have not received a reply from the property owner.

CHAIRMAN'S REPORT

Chairman Jay Watz said we sent a letter to A 001-004 regarding the trailer and possibly someone spending the night in it and that is against the rules.

Chairman Jay Watz said we sent an e-mail to C 029 regarding the board giving him an extension on getting the pontoons removed from the water.

OLD BUSINESS

Chairman Jay Watz said when we did the dam work and got it approved, the Department of Natural Resources was very helpful in marking the gopher dens. Brent McKenna said the smoke does kill the gophers. The holes are huge because they are dens. Chairman Jay Watz said we want to put together a volunteer day to fill the dens with dirt. We will also need a group of volunteers to cut the brush on the spillway and burn it, and a group to work on the weir system. The weir system will need a couple bags of cement to repair the metal plate that has become dislodged. There will be a post on Facebook stating December 9th as the day and the job will start at 9am to sign up for the work on the dam.

Chairman Jay Watz said when we get the survey done, we should have a board member back there with the surveyor. We need to mark the trees with purple paint and take pictures when the survey is done. Matt Rankin has contacted Govero and they bid \$2500 and Associated bid \$3500 to do the survey. It is about 1400 linear feet. Jeff Sonntag will get Matt another name of a surveyor. Chairman Jay Watz asked Matt to send out a vote for the survey when he has all the information. When he picks the date for the survey, he will make sure that someone goes with the surveyor. They will get a committee together to put up the barb wire a day or two after the survey is done.

NEW BUSINESS

Chairman Jay Watz said the next meeting will be Monday, November 27th. We will then decide when the remaining meetings for the year 2024 will be.

Jeff Gibbs said it would be beneficial to look at the long term projects including repaving the roads, tree removal and dredging. The committee recommendation will be helpful when determining how much we will need to ask for an assessment increase. He offered to be a part of the Long Term Strategic Planning committee. Chairman Jay Watz said some of the key issues we are facing are dredging, stock reclamation and an assessment increase, with roads in the next 5 to 10 years. Our questions that need to be worked on are "What are the long term projects?", "What do we need to do to get ready for them?", "What are the costs involved?" and the legal questions. Could we execute a cost of living increase on the assessments instead of

just going up a dollar value? Assessments currently do not keep up with the expenses of the lake. Vice-President Lon Schoenky said by next May we should have a target number for the assessment increase. Chairman Jay Watz said that the topics the committee should handle are assessment increase, followed by the cost for dredging the lake and then the stock reclamation project should be the first three things the committee looks at. We should have both board members and non-board members. Jeff Gibbs said the meetings should be frequent, at least monthly. They will begin after the holidays. Mark Baker, Jeff Gibbs, Leslie Paillou, Matt Rankin and Rob Roesch offered to sit on the committee. Ideally two or four additional property owners will serve.

Security-Jeff Sonntag said he would like to make a motion to replace the loop sensor. He has a bid from Cardinal Door of \$1,100. Brent McKenna seconded the motion. All voted aye and no nays. Motion passed.
Vote: Aye To have Cardinal Door replace the loop sensor for \$1,100.

Lake Community-Stacy Siebert said she has sent out five Welcome packets. It was brought up at the Stockholders meeting about re-establishing an Emergency Management Committee and she would like to start on that. Stacy has a few people that she would like to bring on to the committee.

Docks/Water Quality-Matt Rankin said he has had another call about short-term rentals, but the deal fell through. Matt Rankin said everyone will be getting a thumb drive this evening with the dock information of who is labeled to each dock. You can put additional information on the drive such as meeting minutes, treasurer report and/or budget. Brent McKenna said Sean Maddox called about wanting to help with the map for the docks. In the future we will be able to put it on wauwanoka.com and you will click on the dock to see who owns it.

Matt Rankin said at the end of last month's meeting we talked about the roads and surety bonds. He is waiting on a callback from American Family Insurance about a surety bond, but this may not be the way we want to go. Carrie Kiel said we put in the Building Permit that if there is damage to the roads they will pay for the damage. The new Building Permit will be put on the website in January.

Legal-Jeff Gibbs said next month he will go into detail on the meeting with the lawyer and the stock reclamation.

Roads-Carrie Kiel said she is getting prepared for snowplowing. The truck is ready.

Building/Docks/Construction-Brent McKenna said he is going to approve a front porch addition to A 085-087.

Beach/Marina-Carrie Kiel said she does have the buckets ready with posts and ropes for the beach to keep the geese away. The sign at the beach has broken and the hooks need to be replaced.

Dam/Back Acres-Rob Roesch said he does not have anything else to add.

Dave Sarver has proposed that Lake Wauwanoka, Inc consider for installation a Marina Ice Rink. It will be on the slab (40"X60"). He will do the construction and he will pay the costs. Mark Baker said we need to investigate the liability the lake will have. We will invite Dave to make a 10 minute presentation at the beginning of next month's meeting. We will need to investigate insurance/Skate at your own Risk.

Jeff Sonntag made a motion to adjourn the meeting and Matt Rankin seconded the motion. All voted aye and no nays. The meeting adjourned at 9:03 pm.

Respectfully submitted,
Carol Eubanks, Secretary