

LAKE WAUWANOKA, INC  
MINUTES  
JANUARY 25, 2024

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

Absent was President Chip Shanle.

The meeting was called to order at 7:04 pm.

#### APPROVAL OF MINUTES

Jeff Gibbs made a motion to accept the minutes of November 30, 2023 and was seconded by Matt Rankin. All voted aye and no nays. Motion passed. Minutes will be posted.

#### TREASURER'S REPORT

Chairman Jay Watz reported:

- The Treasurer read the reports for November and January.
- The fifty-three people who still owe assessments will be billed at the end of the month along with a statement about interest and legal fees.
- Mark Baker asked about changing the light over the shed and the one at the bottom of the hill. A call should be made to Ameren asking them to put in an LED light on their pole. It will be cheaper than the current light we have. It will cost about \$12 or \$13 a month for each. Treasurer Leslie Paillou will call Ameren and enquire about a light.
- Treasurer Leslie Paillou called about interest on a Certificate of Deposit and the best interest, 5.53% for six months, was at Midwest Regional. Carrie Kiel made a motion to put \$80,000 in a CD and was seconded by Stacy Siebert. All voted aye and no nays. Motion passed.  
**Vote: Aye** To put \$80,000 in a Certificate of Deposit at Midwest Regional for six months.
- Treasurer Leslie Paillou said we will close the account at Bank Star and the safety deposit box and move it to Enterprise Bank & Trust. We will have Leland Shanle added to the accounts at Enterprise Bank & Trust and remove Lon Schoenky.

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

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

#### SECRETARY'S REPORT

Secretary Carol Eubanks reported:

- Long time board member John Ossenfort passed December 4<sup>th</sup>.
- Leland & Laura Shanle bought 1 Algonquin Cir from Richard & Patricia Harms on December 21<sup>st</sup>.
- Dale & Angela Landholt bought 58 North Lake Dr from Douglas Dieckman on December 15<sup>th</sup>.
- TSI Properties LLC is selling 130 South Lake Dr to Jeremy Smith on February 6<sup>th</sup>.
- Robert Clark is selling 247 North Lake Dr to David Faulstich on February 29<sup>th</sup>.
- A lien was placed on Block A Lot 106.

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

#### PRESIDENT'S REPORT

Chairman Jay Watz read from President Chip Shanle's report:

President Chip Shanle wrote there were no new issues on the North side regarding hunting so he is considering the matter closed.

President Chip Shanle wrote all derelict vessels have been identified and removed from the lake and lake property. President Chip Shanle would like to identify and send a letter to those with derelict docks this

spring. They will have a longer deadline to repair them because the lake will not be lowered until 2025. President Chip Shanle wrote C 071 is claiming that his property runs into his property on Amy Clark Rd. The President stated this is false. There are two pieces of property that Lake Wauwanoka, Inc owns that are in-between these two properties i.e., about 543ft to the nearest lake owner's property, approximately 1,170ft between C 071 and the property on Amy Clark Rd., and 628ft between the two points. The house will be reported to Jefferson County Code Enforcement.

Jefferson County Code Enforcement has been to A 001-004 regarding the camper but no one was there so they have not been served. He will follow up on the matter.

President Chip Shanle wrote there is a large shed that is against the fence on Lake Wauwanoka, Inc property that was discovered when the survey was being done in the back acres. It appears to have been there for a while. We need to write a letter to the property owner. We should talk to the lake council. Chairman Jay Watz will write a letter to the property owner about finding out about the shed being on Lake Wauwanoka, Inc property. Matt Rankin said we should also send a letter to Mr Mueller regarding having done the survey. He said it is a misdemeanor to mess with the survey markers.

President Chip Shanle wrote the power company had to cut into the easement off the access road on the right side. It is blocking the water flow in the ditch and it needs to be opened or a pipe placed to let water runoff. Otherwise, the water may seep under the road and freeze, breaking up the asphalt. Chairman Jay Watz said we should ask Dave Seipp to dig out the dirt there with the bobcat.

President Chip Shanle wrote people have been parking on the marina peninsula. President Chip Shanle asked a person to remove his car and the person replied I have been parking my car on the peninsula for forty years. He is recommending we put a post up so cars can't park on the peninsula. Brent McKenna said a homeowner recommended that the sign with the rules be moved onto the peninsula. Jeff Sonntag said he put the signs up about "No parking beyond here". He got push back from a couple of people but they did move their vehicles. Chairman Jay Watz recommended putting a t-post in. Mark Baker recommended moving the dumpster over to the peninsula side of the marina.

#### VICE-PRESIDENTS REPORT

Chairman Jay Watz read Vice-President Lon Schoenky's report:

Vice-President Lon Schoenky recommends moving the burn pile closer to the entrance of the area. He does not recommend mailing a letter to all property owners because the cost does not warrant that kind of expense. Carrie Kiel said something did go in the Rod & Gun Clubs newsletter and she did put something on Facebook. She said the sign at the burn pile has not yet been moved.

Vice-President Lon Schoenky wrote gate operations will not be posted on Facebook.

Vice-President Lon Schoenky wrote the padlocks on the access gates need to be replaced. Chairman Jay Watz said in the spring we need to audit the locks on the gates around the lake. We may need to purchase new locks. Chairman Jay Watz said the small access gate off Hillsboro-Hematite has a personal lock on it which we should not have allowed. Jeff Sonntag said we could t-post it and put up barbwire. Chairman Jay Watz said we would need to string additional barbwire because it is lacking in that area.

#### CHAIRMAN'S REPORT

Chairman Jay Watz said he has nothing new to report.

#### OLD BUSINESS

Jeff Gibbs said the cost to insure the ice rink would cost Lake Wauwanoka, Inc \$32,000. Jeff Gibbs will get bids for insurance in late spring before our current policy needs to be paid. The board will not approve the ice rink.

Jeff Sonntag made a motion to purchase a new gate transmission, \$1150, for the gate and was seconded by Brent McKenna. All voted aye and no nays. Motion passed.

**Vote: Aye** To purchase the gate transmission for \$1150.

#### NEW BUSINESS

Jeff Gibbs said the Long Term Strategic Committee met last night for two hours. They brainstormed

potential incomes for the lake and they looked at long term projects. The two near term ideas that stood out for long term projects were dredging and repaving the roads. Treasurer Leslie Paillou said there is about \$75,000 set aside for dredging. Jeff said a hydrographic survey will determine the scope of the work that needs to be done. John Hall said he would lead this and find out some information. He will call Elmer Kiel and get the information he has on getting the dredging done and then call a hydrographic surveyor. After the hydrographic survey is completed, we will have the necessary information to help us determine a path forward for the dredging work. Chairman Jay Watz said the cost of dredging is figured by the volume of material that comes out of the lake/coves. Matt Rankin said any owner along a cove that does not need dredging may consider concrete work, seawall work, etc. depending on their needs and the cost to owners and Lake Wauwanoka, Inc. Jeff Gibbs said they did talk about possibly issuing a questionnaire to all lake residents to find out what is important to them. The survey would gauge the interest in the project issues that are important to them and how we might pay for these projects. He said it is more than likely we will not have the funds to do all the projects, so we will have to prioritize or figure out a way to fund them. Brent McKenna said it should be opened to everyone not just those that if effects. Jeff Gibbs said the committee suggested we should get our roads rated by an independent engineering firm. This will give us an assessment of the condition of the roads and help us determine how long we will have until repaving is necessary. Matt Rankin said they could tell us the condition of the roads and then we would have the roads repaired by someone else.

Jeff Gibbs said John Hall brought up using our Spectrum account to add a wireless bridge that will bring Wi-Fi to the Community Center and possibly the beach. John estimated that there would be a onetime cost of about \$600. There would be no interference with the gate functions. Jeff said we could use the internet in our meetings or if you could not attend the meeting, you could call in and use the Zoom option. Mark Baker said you could control the thermostat. Jeff Sonntag will get some information on this.

Chairman Jay Watz said the gravel at the parking area inside the gate has gotten low i.e., it is two to three inches below the pavement. She said the cost should be under \$300. Matt Rankin made a motion to have one load of one inch minus gravel delivered and was seconded by Stacy Siebert. All voted aye and no nays. Motion passed.

**Vote: Aye** To have a load of one inch minus delivered to bring up the parking areas to the road height at the gate.

Secretary Carol Eubanks said we have a renter's agreement between Leland and Laura Shanle and Lillie Schoenky at Block F Lot 007-008.

**Legal**-Jeff Gibbs said he has nothing else to report.

**Security**-Jeff Sonntag said there were a couple of power outages. We had our first actual power outage and the gate went up right away. Jeff said he ordered the transmission but warmer weather will be needed before he gets the job done. Jeff said there have been a number of sheer pins replaced because the gate bracket bolt sheered and he did not know it.

**Lake Community**-Stacy Siebert said she mailed out a couple of packets to the new residents with the Women of Wauwanoka information.

Stacy Seibert said the December 16<sup>th</sup> work to the back of the dam and weir system turned out phenomenal.

**Docks/Water Quality**-Matt Rankin recommended that we record the boundary survey that Govero did in the back acres.

**Roads**-Carrie Kiel said they used a lot of salt. Carrie wants to thank Jerry Moore for putting a light on the back of the truck to see the salt being dropped. He adjusted the snowplow so it didn't drag on the ground and took the relays out of the doors so they don't automatically lock. He did this for no cost to the lake.

**Building/Docks/Construction**-Brent McKenna said he had two additions that he wants to approve. Jefferson County has approved them. Jeff and Sabrina Gibbs are adding on to the existing home and Leo Koch, Jr is building a garage.

Brent McKenna said he has some dock transfer forms from Leland and Laura Shanle. He said Sean Maddox has been working on a program that is like the assessors' page that you will be able to click on and see the map and information on who owns that dock. Treasurer Leslie Paillou said Sean sent her an email about cloud storage. Secretary Carol Eubanks said it will cost \$10 a year. Brent said once all the information is in there then the board will be able to look at it. Once all the information is correct, we will then make it public.

**Beach/Marina**-Mark Baker said he had nothing new to report.

**Dam/Back Acres**-Rob Roesch said gate off Dunphy Rd has been fixed. Jeff Sonntag moved rock around with the bobcat at the spillway. He filled in the big hole. They burned the brush and pulled the stumps out. The spillway looks fantastic. There were a number of volunteers that came out to help with the gopher hole fill up. They did a great job. He has been back and there doesn't look like there has been any activity. Chairman Jay Watz said the repair to the weir system looks great. Rob said the weir system is down to 6 gallons a minute from 8 gallons.

Rob Roesch made a motion to adjourn the meeting and Jeff Gibbs seconded it. All voted aye and no nays. The meeting adjourned at 9:05 pm.

Respectfully submitted,

Carol Eubanks, Secretary