

LAKE WAUWANOKA, INC
MINUTES
FEBRUARY 22, 2024

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

Absent were President Chip Shanle and Jeff Gibbs.
The meeting was called to order at 7:00 pm.

Chairman Jay Watz said we mourn the loss of two members of Lake Wauwanoka, John & Roberta Ossenfort. The lake is indebted to them for the time that they contributed to the Rod & Gun Club, the former Riding Club, and the audit committee. John was a board member and volunteered with the fireworks displays. Roberta was treasurer of the Women of Wauwanoka club. We want to say thank you to John and Roberta for their many contributions, they will be missed.

APPROVAL OF MINUTES

The corrections will be made to the minutes of January 25, 2024. Jeff Sonntag made a motion to accept the minutes with the corrections and was seconded by Rob Roesch. All voted aye and no nays. Motion passed. Minutes will be posted.

TREASURER'S REPORT

Treasurer Leslie Paillou reported:

- The Treasurer report was read.
- Treasurer Leslie Paillou said Ameren came out about the light at the entrance to the Community Center. It will cost \$17.87 a month and we will need to commit for three years. Carrie said we will take down the one over the shed. Mark Baker said it was much more expensive to keep the light over the shed and we do not have to change the bulbs when they go out. Treasurer Leslie Paillou said the light at the bottom of the hill is not Ameren's. There is a pole across the road that could be used. Mark Baker said Ameren would need to put a directional on the light so it does not shine into the houses there.
- Jeff Sonntag made a motion to approve the raises of \$500 a year for the treasurer and secretary and was seconded by Carrie Kiel. All voted aye and no nays. Motion passed.

Vote: Aye To increase the salary of the treasurer and secretary by \$500 a year.

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

SECRETARY'S REPORT

Secretary Carol Eubanks reported:

- We will be moving the safe deposit box and the checking account from Bank Star to Enterprise next week. Stacy Siebert made a motion to accept the Secretary's report and was seconded by Brent McKenna. 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 the abandoned house on C 071 has been condemned by Jefferson County Code Enforcement. It has been placed on the tear down list. President Chip Shanle wrote the owner of C 071 should have a letter sent to him detailing our measurements between his property on Amy Clark Rd and C 071 and insisting our property in between be respected. A survey is probably required.

President Chip Shanle wrote a letter should be sent to the property owner that has a shed/barn on lake property. I suggest we be magnanimous and offer to let the barn stay until the property changes ownership in any way, to include but not limited to sale, rental, gifting or placement into a trust. If the owner refuses, we can investigate putting a lien on the property.

President Chip Shanle wrote we had illegal dumping on lake property near the burn pile by an outside contractor. While we were investigating the incident a second load was dumped. After quick action by Jeff Sonntag and Sean Maddox we determined the code used and contacted the resident about their contractor dumping without permission. The owner contacted the company; the owner was very cooperative and apparently it was a lazy employee trying to save time and effort. The contractor has cleaned it up. The incident shows how well our team performed and a bit of luck. He suggests another game camera covering the approach to the burn pile. The dumper apparently knew to hide from the camera trained on the pile itself. Jeff Sonntag said we will move the camera instead of installing another camera.

VICE-PRESIDENTS REPORT

Chairman Jay Watz read Vice-President Lon Schoenky's report:
Vice-President Lon Schoenky report was covered under the President's report.

CHAIRMAN'S REPORT

Chairman Jay Watz said he has nothing new to report.

OLD BUSINESS

Carrie Kiel made a motion to spend \$550.64 for a pallet of salt and was seconded by Matt Rankin. All voted aye and no nays. Motion passed.

Vote: Aye To purchase a pallet of salt.

NEW BUSINESS

Chairman Jay Watz said he talked with our lawyer, Bianca Eden, last week about the shed in the back acres that is over our property line and not wanting to lose any back acres because of it. She said the best course of action is to call the owners of 5058 Kype View Ave and have a conversation with the property owners. During the conversation we need them to sign an easement which gives them the right to use the property until the property changes hands or until the shed falls down.

Chairman Jay Watz said the owner of C 071 has put a fence up on his property on Amy Clark Rd that is on Lake property. He will draft a letter to him. The lawyer said we should get a survey.

Security-Jeff Sonntag said he talked to Bill Thompson about having Wi-Fi here at the Community Center and at the beach and Bill said it would be a security risk to have it at the beach because we have already had the gate hacked into a couple of years ago. Having Wi-Fi here at the Community Center would be like what you have at your house and it would be beneficial, but not to have it publicly. Chairman Jay Watz said he agrees to not have it at the beach.

Jeff Sonntag said the gate was up because of the bracket which has been replaced.

Jeff Sonntag said the new camera is now hooked back up so all four cameras are working. The game camera that is down at the gun range, someone covered it up with a log. The game cameras are not there to spy on you, they are for our protection.

Jeff Sonntag said Ameren cannot figure out their code to get in the gate. Treasurer Leslie Paillou said the representative did not hit the pound sign first.

Lake Community-Stacy Siebert said she talked to the Deputy Fire Chief Jason Darien at the Hillsboro Fire Department about when they will be coming out to fix the fire hydrant. He said it is working good enough that they don't need to repair it immediately. They have other issues that are more important. Stacy talked to Fire Fighter Captain Kyle Huskey about coming out and doing training here at the beach/marina. Brent McKenna said the Rod and Gun Club are buying an AED for the Community Center.

Docks/Water Quality-Matt Rankin enquired about whether there is any chemical left to spray the American Water Willow or do we need to buy more. Chairman Jay Watz said the best time to spray it is in August. Carrie Kiel said we should wait and see its effectiveness. Chairman Jay Watz said we should buy it in June or July.

Roads-Carrie Kiel said she has a plan for the sign at the burn pile and of putting up an additional sign of were to drop off leaves, the burn pile and the fill area. She will only need to purchase paint since there is wood in the shed and she has stencils.

Carrie Kiel said she called Mr. Kelp and he has not yet called back regarding the roads. She said there is a program called Standard Guide for Pavement Management Implementation that costs \$55. It is made by the American Society of Testing Materials. This would be great for herself and the next person who does the job because we would have better records than what we currently have. Chairman Jay Watz said Jeff Gibbs told him he has an engineer who will come out and do a survey of the roads.

Carrie Kiel made a motion to pay for a load of gravel for the marina where the Johnny on the Spot will be and was seconded by Mark Baker. All voted aye and no nays. Motion passed.

Vote: Aye To purchase a load of gravel for where the Johnny on the Spot will be at the marina.

Carrie Kiel said there is someone burning leaves on Algonquin Cir that needs to be talked to.

Building/Docks/Construction-Brent McKenna said Mark Baker turned in an extension on his dock permit that he has approved.

Beach/Marina-Mark Baker said he has moved the dumpsters at the marina and someone keeps moving them back to where they were. Jeff Sonntag said the person who has been collecting rocks off of the peninsula has been talked to by President Chip Shanle. Carrie Kiel said she has a 4x4 at the shed that can be put in by the sign at the marina. We will need a chain to put between it and the sign to keep vehicles off the peninsula.

Mark Baker will get a bid from Groundworks to cut the grass.

Dam/Back Acres-Rob Roesch said the weir system was leaking again on the left side. He and Wally put clay in the hole. While they were working on the leak Wally's sledgehammer broke. Rob will check on the weir tomorrow. Wally is worried about it leaking underneath. He suggested draining it and repairing the left wall. Chairman Jay Watz said we will monitor it and if it is leaking, we will repair it.

Rob Roesch said the person we used last year to take down the trees sent a flyer that he will take 20% off the price to remove trees. Chairman Jay Watz asked that he and Elmer Kiel look at the 27 trees and determine which ones we want to take down. Treasurer Leslie Paillou asked for a Certificate of Insurance.

Rob Roesch made a motion to adjourn the meeting and Jeff Sonntag seconded it. All voted aye and no nays. The meeting adjourned at 9:04 pm.

Respectfully submitted,

Carol Eubanks, Secretary