



LRA Fall Membership Meeting

Meeting Minutes: 10-6-2024

1. **Board Attendees:** Tom Goecker Lot 27 (President), Roger Hackman Lot 57 (Vice-President), Karen Jarson Lot 98, Michelle Schaefer Lot 17/18 (Treasurer), Richard Pollert Lot 99, Brad Kreinop Lot 120, Kevin Nagel Lot 54, Will Powers Lot 30/31, Ervin Kruse Lot 119 (Secretary)
2. **Membership Present:** 83 Lots were represented
3. **Opening & Prayer:** Tom opened with prayer
4. **New Member Introductions:**
 - a. Joe & Amanda Easton (Lot 135)
5. **Voting on Board Members:**
 - a. Nominees for LRA Board are listed below. Introductions were made.
 - i. Gregg Wood (Lot 4)
 - ii. Michelle Schaefer (Lot 17/18)
 - iii. Colby Darlage (Lot 103)
 - iv. Mark Kimmett (Lot 92)
 - v. Doug Denny (Lot 114)
 - b. Elected LRA Board members are:
 - i. Gregg Wood (Lot 4)
 - ii. Michelle Schaefer (Lot 17/18)
 - iii. Mark Kimmett (Lot 92)
6. **Minutes from Spring Meeting:**
 - a. Ervin Kruse (Lot 119) provided:
 - b. Changes or amendments:
 - i. None requested
 - c. Motion to approve: Dave Welmer (Lot 22)
 - d. 2nd: Chris Stahl (Lot 139)
 - e. Discussion: None
 - f. Vote: Approved
7. **Treasurer's Report:**
 - a. Michelle Schaefer (Lots 17/18) reported:
 - b. We had a good return on our savings account, and I placed \$150000 in CD's. We earned over \$27,000 in interest this year.
 - c. Fireworks cost was right on track.
 - d. It was a dry summer, so our mowing cost was down.
 - e. The Lake survey is a little behind. We will be rolling over budget money.
 - f. The stone around the lake roads is behind. We will be rolling over budget money.
 - g. The lagoon treatments are on target.
 - h. We had to replace an aerator in the lagoons. The aerator was paid for by restricted funds.
 - i. We spent \$15,900 on cove maintenance. We pulled money out of the restricted fund to cover.
 - j. We did well with the chapel income.

- k. Motion to approve: Jim Spray (Lot 39)
- l. 2nd: John Fox (Lot 33/34)
- m. Discussion: None
- n. Vote: Approved

8. Sewer Report:

- a. Chris Schaefer reported (Lots 144/145) locates for the sewers for internet are going well.
 - i. No issues so far
 - ii. The companies doing the boring for Great Plains Communications are Gehring Underground and VanArsdale.
- b. Doug Ahlemeyer (Lot 128): Just a reminder to not put disposal in septic system. Our system is not set up for that.
 - i. Chris Schaefer (Lot 144/145): The tank should catch all of that. No solids should ever make it to the pump.
- c. Chris Schaefer (Lots 144/145) reported that we are starting to see more pumps fail as they are the original pumps from 30 years ago
- d. Kathy Adams (Lot 113): What are the blue flags from?
 - i. Chris Schaefer (Lot 144/145): Blue flags are locates for water, Green flags are for septic from LRA. Please don't move or mow over.

9. Property / Road Management Report:

- a. Will Powers (Lots 30/31) reported:
- b. Thanks to all of the volunteers that helped around the lake.
 - i. Chris Stahl (Lot 139), Steve Arnholt (Lot 49) , Richard Pollert (Lot 99), Mark Kimmet (Lot 92)
- c. We continue to remove brush from side of road so we can mow a little better.
- d. We added some dirt along the side of the road. Want to add gravel, but have had issues finding a company with the right machine to spread the gravel.
- e. We removed some dangerous trees around the lake.
- f. There were holes in the dam that needed filled and were taken care of.
- g. Please stay off of the trails when wet.
- h. Trash has been really good around the lake and on the trails. Thank you.

10. Safety Report & Water Management:

- a. Richard Pollert (Lot 99) reported:
- b. Had a good, safe summer.
- c. We believe the red 1 device, 1 rider flag was a good addition.
- d. Aquatic Control did a nice job again this year treating the lake.
- e. Just a reminder that a new boat needs an inspection for the LRA sticker.
- f. Also a reminder, we don't want any boats taken straight from another lake to our lake without cleaning. We want to avoid any invasive species.
- g. As leaves fall, please dispose of properly. Do not blow or place them in the lake.

11. Construction Report:

- a. Kevin Nagel (Lot 54) reported:
- b. Construction Committee is going much smoother because of the LRA Survey. People are marking their lot lines and that is making it much easier for the Committee.
- c. If you have a project, please provide 3 copies of the project plans to a committee member
 - i. Committee is: Kevin Nagel (Lot 54), Tom Dyer (Lot 101), Chris Schaefer (Lots 144/145), Brad Kreinop (Lot 120)

- d. Doug Ahlemeyer (Lot 128) commented: I have noticed that AT&T is adding a lot of new lines. Does anyone know what they are doing or what they are for?
 - i. The LRA Board was unaware of any activity involving AT&T.

12. Chapel Report:

- a. Karen Jarson (Lot 98) reported:
- b. We had an average attendance of 108 on Sunday's this summer.
- c. We had an average giving of \$485.
- d. We looking for all Pastors that would interested in leading chapel next summer. If you want your Pastor to be considered, please reach out to Karen.
- e. A lot of chapel rentals are already being booked.
- f. We are no longer accepting chapel rentals outside of LRA Membership.

13. Long Range Planning:

- a. Brad Kreinop (Lot 120) reported:
- b. Independent Land Surveying (ILS) is still doing a great job.
- c. We have worked through lot line locations and location disputes on the North side of the lake this year. We have made it from Lot 1 to Lot 57. We hope to start on South side of the lake next year.
- d. Budget analysis is right on track. We are moving a little slower than anticipated, but still doing well.

14. New Business:

- a. Fiber Internet update:
 - i. LouAnne Denny (Lot 114) commented: Had to push Great Plains Communications to take all of her information.
 - ii. Michelle Schaefer (Lots 17/18) commented: Was not able to sign up fully. Only able to give her information.
 - iii. Doug Ahlemeyer (Lot 128) commented: Was able to fully sign up and had no issues.
 - iv. Ervin Kruse (Lot 119) responded: I will follow up with Great Plain Communications on addresses, hook up fee, 2 months free & \$100 gift card.
- b. 2025 LRA Budget
 - i. Michelle Schaefer (Lots 17/18) presented proposed 2025 Budget:
 - ii. Proposal for dues would be \$1,760. Property taxes would be \$940 taxes. Total would be \$2,700 per lot.
 - 1. We are calculating less gains from interest.
 - 2. Property taxes are flat.
 - 3. Insurance cost went up a little.
 - 4. Propose adding a new line item for Land acquisition.
 - 5. Lagoon and lake treatment to increase a little in 2025.
 - 6. Land acquisition discussion:
 - a. Tom Goecker (Lot 27) presented:
 - i. Tom provided an overview of the property and the barn being offered to LRA Membership. Roughly 20 Acres with a barn. LRA Board doesn't see a need for the barn for Membership. LRA Board would love to entertain an offer on the building. All of the details have not been agreed upon.
 - ii. In response to the property being offered to LRA Membership, the LRA Board felt it may be appropriate to add a Land Acquisition fund to the annual budget.

- iii. LRA Board wanted to bring proposal to membership. That is reason for ballot.
 - 1. Land comps are going from \$15-17K / acre.
- b. Roger Hackman (Lot 57) commented: It is watershed property. Phil Klinge (Lots 61/62) owns the property. We are trying to negotiate the best price with Phil Klinge.
- c. Michelle Schaefer (Lots 17/18) is working on best method to pay for the property.
- d. Doug Denny (Lot 114) commented: Just to be clear, LRA Board is requesting to start a land acquisition fund, not to purchase the property.
 - 1. Michelle Schaefer (Lots 17/18): Confirmed that is correct.
- e. Doug Denny (Lot 114) commented: I have been out here for a long time. That property has never been developed.
- f. Rick Flohr (Lot 97) commented: What would this cost the membership? Is this a one-time assessment?
 - i. Michelle Schaefer (Lots 17/18) responded: This would be a line item on the budget for \$50K / year which would equate to \$360 / year / lot.
- g. Doug Ahlemeyer (Lot 128) commented: Is it \$50K / year a long-term item? We don't even know what the property cost is yet.
 - i. Tom Goecker (Lot 27) responded: We are looking to start a land acquisition fund for the future.
 - ii. Roger Hackman (Lot 57): It isn't a long-term budget line item. It is a yearly budget and LRA Membership votes on the budget annually.
- h. Doug Ahlemeyer (Lot 128) commented: Suggests we should call it a "long range plan" budget line item. It should not only be for a land purchase.
- i. Marybeth Glick (Lot 70) commented: I would like to be positive on this motion to plan for the future.
- j. Matt Thomas (Lot 117) commented: How much property is there? How much is around the barn?
- k. John Fox (Lot 33/34) commented: Purchase of land could happen at any time.
- l. Lynn Hoeltke (Lot 73) commented: In 2 years, the cost of the survey will disappear.
- m. Kathy Adams (Lot 113) commented: Is the \$260 directly related to the land acquisition?
- n. Dave Vandercar (Lot 100) commented: It is a good idea for a budget item, but we should call it a long-range budget line item, not a land acquisition fund.
- o. Doug Denny (Lot 114) commented: I just want to clarify a procedure position. We should vote on the \$50K line item for the budget first and then vote on the 2025 budget.
- p. Tom Rebber (Lot 21) commented: It doesn't matter what the line item is called. It is a rainy-day fund. Any money coming out of this fund will have to be approved by membership anyway.

- q. Rob Baltus (Lot 63/64): It is just like any government budget to have a rainy-day fund.
- r. A ballot vote was taken to approve adding the \$50K line item to the 2025 budget.
 - 1. Approve: 69 votes
 - 2. Deny: 12 votes
 - 3. Line item addition was approved.
- iii. Motion to approve 2025 budget: John Fox (Lot 33/34)
- iv. 2nd: Jerome Rebber (Lot 91)
- v. Discussion: Nothing additional
- vi. Vote: Approved
- c. Pavilion at the Chapel update:
 - i. Kevin Nagel (Lot 54) presented:
 - ii. There is a drawing in the back for the proposed pavilion. LRA Board want to propose to build only if we have enough money from donations. We think \$60K would cover the building. If any monies were left over, they would be used to update the restrooms in the chapel.
 - iii. Doug Denny (Lot 114) commented: To just give some history, in the past we had objection to a pavilion because Membership didn't want to get into the reception business. I think we took that concern away by eliminating the ability of anyone outside of Membership being able to rent the chapel.
- d. Dave Vandercar (Lot 100) Camp Director gave a camp overview: Had a great summer. Had about 75 different groups after the camp season for the retreat season. Will be slowing down soon. Gearing up for the dinner auction the weekend before Thanksgiving. About 400 people attended last year. Camp was awarded a grant last fall for \$650,000 to build another village cluster in the Villages. Will help also with paving surfaces. There have been concerns about campers on lake road over the past couple of years. Camp working still working to improve the safety and barrier to the road. Going to be planting some trees along the property line to indicate the property line and keep the kids in the game area.
- e. Richard Pollert (Lot 99):
 - i. Pickle ball: Huge fun. 4 courts painted. We had 22 people playing at once.
 - ii. Pickle ball tournament on 11/9: Kathy Rebber (Lot 21) wants to charge \$5 as a fundraiser to keep pickle ball going with some equipment. There will be sign-up sheets.
 - iii. Kathy Rebber (Lot 21) wants to purchase some pickle ball sportswear.
 - iv. There is a pickle ball app to tell you when the times for pickle ball are. Good communication tool.
 - v. Kathy Rebber (Lot 21): Wants to start a euchre night at the chapel for the winter on a Wednesday or Thursday 1/month. Contact Kathy if interested.

15. Meeting Adjournment

- a. Motion to adjourn: Tom Rebber (Lot 21)
- b. 2nd: Tom Dyer (Lot 101)

Respectfully Submitted,

Ervin Kruse

LRA Secretary