

**KUSEL/WILSON/ROUND LAKES PROTECTION & REHABILITATION DISTRICT
MINUTES OF BOARD OF COMMISSIONERS MEETING
SEPTEMBER 20, 2014**

WHAT: Board of Commissioners Meeting of Kusel/Wilson/Round Lakes Protection & Rehabilitation District

WHEN: September 20, 2014 at 9:00 A.M.

WHERE: Springwater Town Hall, Wild Rose, Waushara County, Wisconsin

PRESENT: James Buck, Chairperson/Secretary; Dan Mingus, Treasurer; and John Van Lanen; Commissioner

OTHERS: Craig Strebis, Andy Long, Kent Ropella, Roger Jansen, Mel Heaney, Steven & Patti Bielecki, Paul Zimmer, and Gary Gunderson

The meeting was called to order at 9:00 A.M.

**AT THE K/W/R LAKES SEPTEMBER 20, 2014 BOARD MEETING THE FOLLOWING
SUBJECTS WERE DISCUSSED:**

I. APPROVAL OF MINUTES

The minutes of the Annual Meeting held on June 7, 2014 were reviewed by James Buck. No changes were requested. Van Lanen moved and Mingus seconded a motion to approve the minutes. The motion passed.

II. FINANCIAL ISSUES

A. FINANCIAL STATEMENTS

Dan Mingus circulated financial statements for the District's administration account; Kusel Lake; Wilson Lake; and Round Lake. The financial statements showed the following:

1. Administration Account.....	Balance:	\$5,711.352
2. Kusel Lake	Balance:	50,015.74 (includes CD)
3. Wilson Lake.....	Balance:	42,114.51 (includes CD)
4. Round Lake.....	Balance:	3,104.71

Copies of said financial statements are attached to these Minutes. Buck moved and Van Lanen seconded a motion to approve the financial statements. The motion passed.

B. ANNUAL ADMINISTRATIVE FEES

There was discussion about the administrative fee. The persons attending the meeting questioned the need for an administrative fee when the administrative account has a balance in excess of \$5,000.00. Mingus explained that the Lakes District incurs fees regularly for postage, publication of notices, website management, etc, so there are recurring administrative costs. It was suggested that Mingus determine what the average administrative costs are per year, and then maintain a balance in the administrative account of at least two times that amount. Mingus agreed to make that determination and report the results at the next board meeting.

C. ASSESSMENTS

There was a protracted discussion about how lake assessments are determined and made. Steve and Patti Bielecki wanted to know why they had been assessed for two lots, when they had been assessed for one lot in prior years. The Bielecki's pointed out that while they do own three lots on Wilson Lake, only one is buildable. One of the lots is too small to construct a house on, and the other is too swampy. Paul Zimmer said it had been the practice of Wilson Lake to only assess lots on which houses were erected, and not on vacant lots. Zimmer and others from Wilson Lake pointed out that there are few, if any, vacant lots left on Wilson Lake. Buck stated that is not the case on Kusel Lake. There are a number of empty lots, including the Hiwela development, and there may be more empty lots after the Bitter property is subdivided.

Then the discussion turned to the question of whether a landowner of more than one lot on a lake, even if those lots are all buildable, should be assessed for all the lots, or receive only one assessment.

Next, the discussion considered the fact that not all lots are the same size. Some lots are bigger than others. In such a case, should the larger lot be assessed more than the smaller lot? Buck explained that the method of assessment that had been used on Kusel Lake was to assess all riparian lots on Kusel Lake the same amount, regardless of their size. Also, Buck pointed out that in prior years Kusel Lake had assessed back lots (lots with no frontage on Kusel Lake) and taxable units in Evergreen Campsite. However, that had not been done for the last two years. The discussion turned to the possibility of creating three lake districts out of the current one lake district. That is, each lake would have its own lake district. This would avoid arguments among the three lakes about how assessments are done.

It was agreed that how assessments are made for all three lakes has been a continuing issue that needs to be resolved. The Board agreed this issue needs to be discussed further to arrive at a solution to the problem.

III. LAKE REPORTS

A. KUSEL LAKE

1. RESULTS OF SPRING SURVEY

Buck reported that Cason & Associates had found very little Erosion Water Milfoil (EWM) during its spring survey. The EWM they found was located at the entrance to the

channel to Evergreen Campsites. Brad Roost from Cason & Associates said they have found very little EWM in most of the lakes they manage. He said this may be a result of the hard winter.

2. SPRING TREATMENT FOR EWM

Cason & Associates treated the EWM in the spring of 2014. It amounted to approximately one acre. The cost of the treatment was \$960.00. The Springwater Township has agreed to pay one-half (50%) of that cost, namely, \$480.00.

3. SALE & DEVELOPMENT OF BITTER PROPERTY

The property formerly owned by Dr. Reuben Bitter located on the southeast corner of Kusel Lake has been sold. Dr. Bitter had left the property to several charities. However, he gave the life use of the property to his friend, Laverne Wassenberg. Laverne Wassenberg ceased living on the property in October, 2013. Thereafter, the charities agreed to its sale. The property was purchased by Dumke of Oshkosh, Wisconsin. Subsequently, Dumke sold the property to David Winkel, who previously developed the Hiwela Subdivision on the south side of Kusel Lake.

Winkel told the Waushara County Zoning Board that he already sold the house where Dr. Bitter and Laverne Wassenberg had lived previously, together with the property to the west of the house to the cottage. Winkel is attempting to sell the cottage as a separate lot. From the house eastward Winkel asked to develop eleven lots, which will have 100 feet frontage on Kusel Lake and will run from the lake all the way to Aspen Road. Winkel said he intends to keep the lot immediately to the west of the property he already owns on Kusel Lake. This means 10 lots will be developed and sold from east of the existing house to the lot adjacent to Winkel's property.

B. WILSON LAKE REPORT

Van Lanen presented the report for Wilson Lake.

1. MANAGEMENT OF AERATORS

Van Lanen reported he has spoken with an organization that manages the aerators for Wilson Lake. They told Van Lanen they will check the aerators sometime in November, 2014. Van Lanen asked Zimmer to watch for them and then report to Van Lanen when they actually come and service the aerators. The aerators are shut off in May of each year and turned back on in November. The motor boat traffic on the lake is adequate for the months of May through Novembers, so the aerators are not needed.

2. DREDGING

Zimmer reported that the ad hoc committee has not met recently to discuss dredging, especially of Wilson Lake. Zimmer said the clearance between the east and west lobes of Wilson Lake is decreasing. Strebig said the depth in that area is one to three or four feet. Then you hit hard stone and hard rock. Bielecki said that when they take their pontoon boat from one side of the lake to the other, they have to lift up their motor in order to avoid hitting in on the bottom.

Zimmer said he had talked to Golden Sands about the need for dredging of Kusel Lake. However, he has not received a positive response from them. This is an issue that will need more attention in the near future.

3. WEED CONTROL

Van Lanen reported that Stantec had treated for aquatic invasive species (AIS) last year. However, Van Lanen intends to ask Cason & Associates to survey Wilson Lake at the same time they survey Kusel Lake this fall. Van Lanen wants to get another opinion as to the existence of AIS in Wilson Lake.

4. OTHER ISSUES

Many of the persons attending the board meeting owned property on Wilson Lake. They voiced their concerns about the many issues on Wilson Lake. Ropella suggested that Wilson Lake prepare a priority list of issues that need to be addressed. This led to a discussion about problems many property owners on Wilson Lake have had with Waushara County, especially with regard to zoning. Jansen pointed out that a Waushara County board member and a Springwater Township board member are ex-officio members of the KWR Lakes District Board. However, they seldom, if ever, attend the meetings. Jansen said they should be present to hear the concerns being voiced by persons on the lakes about zoning and other matters, which are controlled by the County.

IV. DISTRICT REPORT

A. LAKE MANAGEMENT STUDY

Waushara County, in conjunction with the University of Wisconsin – Stevens Point, has been conducting a study of the 33 lakes in Waushara County. The county and UW/SP have collected data about all of the lakes. They want to use that data to prepare lake management plans for all of the lakes. They intend to meet with representatives from the various lakes to discuss lake management plans. Jansen and Buck have been told these meetings for Kusel, Wilson and Round Lakes are planned for January or February, 2015. However, to date no one has been specifically contacted with regard to scheduling such meetings.

B. DISTRICT'S WEBSITE

Buck said he had been in contact with Candace Eiche, who operates Best Author, LLC, which manages the District's website. Buck had asked Eiche to provide the District with ideas on improving its website. Buck requested comments from those in attendance about how the District's website could be improved. Several persons said the website needs to have a comment section or blog section. It needs to be more interactive. Also, the website should have the capacity to allow the uploading of photos and other information to the website, not only by the person managing it, but by those living in the KWR Lakes District. Buck said he would contact Eiche to discuss such changes. Also, he said he would ask her to attend the next board meeting so the website can be discussed more fully.

V. ADJOURNMENT

The meeting was adjourned at 10:52 AM. Buck moved and Van Lanen seconded a motion for such adjournment. The motion passed.

Respectfully submitted by:

A handwritten signature in dark ink, appearing to read "James R. Buck". The signature is written in a cursive, flowing style with a horizontal line underneath it.

James R. Buck, Chairman/Secretary

[illegible]

	Kusel Lake Balance Sheet-2014			
Date	Description	Income	Expense	Balance
1/1/2014	Starting Balance			27,852.89
2/4/2014	Town of Springwater 2013 tax settlement	73.23		27,926.12
2/12/2014	Cason & Assoc		550.00	27,376.12
2/25/2014	2013 tax settlement 83 @ 163	13,529.00		40,905.12
4/22/2014	Cason & Assoc		442.24	40,462.88
5/1/2014	2013 tax settlement 1 @ 163	163.00		40,625.88
7/8/2014	UW Stevens Point		160.00	40,465.88
7/25/2014	Cason & Assoc		1,510.00	38,955.88
9/9/2014	Town of Springwater 2013 tax settlement	183.00		39,138.88
	Kusel CD	10,876.86		
	Totals	24,825.09	2,662.24	50,015.74

	Wilson Lake Balance 2014			
Date	Description	Income	Expenses	Balance
1/1/2014	Starting Balance			26,712.40
1/28/2014	ACEC		228.95	26,483.45
1/28/2014	ACEC		196.04	26,287.41
2/25/2014	2013 tax settlement 76 @ 75	5,700.00		31,987.41
2/28/2014	ACEC		244.39	31,743.02
2/28/2014	ACEC		210.40	31,532.62
3/31/2014	ACEC		208.48	31,324.14
3/31/2014	ACEC		188.17	31,135.97
4/29/2014	ACEC		234.38	30,901.59
4/26/2014	ACEC		217.42	30,684.17
5/1/2014	2013 tax settlement 1 @ 75	75.00		30,759.17
5/28/2014	ACEC		270.91	30,488.26
5/28/2014	ACEC		242.24	30,246.02
6/7/2014	John VanLanen		254.30	29,991.72
6/27/2014	ACEC		44.10	26,796.62
6/27/2014	ACEC		45.53	26,751.09
7/27/2014	ACEC		30.74	26,720.35
7/27/2014	ACEC		30.74	26,289.61
8/11/2014	Stantec		3,236.00	26,755.72
8/27/2014	ACEC		34.97	26,654.64
8/27/2014	ACEC		34.97	26,619.67
9/27/2014	ACEC		30.74	26,588.93
9/27/2014	ACEC		30.74	26,558.19
9/9/2014	Town of Springwater	85.00		26,840.72
	Wilson CD	15,556.32		
	Totals	21,416.32	6,014.21	42,114.51

Round Lake Balance Sheet 2012-2013				
Date	Description	Income	Expense	Balance
1/1/2014	Starting Balance			3,273.21
1/31/2014	UW Stevens Point		81.00	3,192.21
5/?/14	Reimbursement Roger Jansen-postage		6.50	3,185.71
6/4/2014	UW Stevens Point		81.00	3,104.71
	Total	0.00	168.50	3,104.71

Date	cleared bank	CHK#	Description	Income	Expenses	Balance	
			KWR Lake District Balance Sheet 2012-2013				
1/1/2014			Starting Balance			62,496.09	
1/17/2014	x	2211	Auto-Owners Ins		15.00	62,481.09	A
1/21/2014	x		Town of Springwater		3.45	62,477.64	A
1/28/2014	x		ACEC		228.95	62,248.69	W
1/28/2014	x		ACEC		196.04	62,052.65	W
1/31/2014	x		UW Stevens Point		81.00	61,971.65	R
1/31/2014	x		Interest for Account	2.65		61,974.30	A
2/4/2014	x		Town of Springwater 2013 tax settlement	73.23		62,047.53	K
2/12/2014	x	2214	Cason & Assoc		550.00	61,497.53	K
2/25/2014	x		Town of Springwater 2013 tax settlement (2 deposits c	20,819.00		82,316.53	K&W
2/28/2014	x		ACEC		244.39	82,072.14	W
2/28/2014	x		ACEC		210.40	81,861.74	W
2/28/2014	x		Interest for Account	2.80		81,864.54	A
3/31/2014	x		ACEC		208.48	81,656.06	W
3/31/2014	x		ACEC		188.17	81,467.89	W
3/31/2014	x		Interest for Account	3.47		81,471.36	A
4/22/2014	x	2215	Cason & Assoc		442.24	81,029.12	K
4/22/2014	x	2216	BestAuthor		16.25	81,012.87	A
4/29/2014	x		ACEC		234.38	80,778.49	W
4/29/2014	x		ACEC		217.42	80,561.07	W
4/30/2014	x		Interest for Account	3.34		80,564.41	A
5/29/2014	x		Town of Springwater 2013 tax settlement	95.00		80,659.41	W
5/29/2014	x		Town of Springwater 2013 tax settlement	163.00		80,822.41	K
5/31/2014	x		Interest for Account	3.42		80,825.83	A
5/28/2014	x		ACEC		270.91	80,554.92	W
5/28/2014	x		ACEC		242.24	80,312.68	W
5/28/2014	x	2217	Reimbursement Roger Jansen-postage		6.50	80,306.18	R
6/2/2014	x	2218	BestAuthor		194.83	80,111.35	A
6/17/2014	x	2219	UW Stevens Point		81.00	80,030.35	R
6/11/2014	x	2220	Klein, Stoddard, Buck & Lewis LLC		118.56	79,911.79	A
6/11/2014	x	2221	John VanLanen		254.30	79,657.49	W
6/11/2014	x	2221	John VanLanen		20.00	79,637.49	A
6/12/2014	x	2223	Waushara Newspaper		136.00	79,501.49	A
6/17/2014	x	2222	BestAuthor		5.00	79,496.49	A
6/27/2014	x		ACEC		44.10	79,452.39	W
6/27/2014	x		ACEC		45.53	79,406.86	W
6/30/2014	x		Interest for Account	3.28		79,410.14	A
7/8/2014	x	2224	UW Stevens Point		160.00	79,250.14	K
7/8/2014	x	2225	BestAuthor		7.50	79,242.64	A
7/8/2014	x		Town Of Springwater 2012 delinquent tax	10.00		79,252.64	A
7/27/2014	x		ACEC		30.74	79,221.90	W
7/27/2014	x		ACEC		30.74	79,191.16	W
7/31/2014	x		Interest for Account	3.37		79,194.53	A
8/1/2014	x	2226	Cason & Assoc		1,510.00	77,684.53	K
8/21/2014	x		Interest for Account	2.20		77,686.73	A
8/11/2014	x	2227	Stantec		3,236.00	74,450.73	W
8/11/2014	x	2228	WCWLC dues 3 lakes \$25.00 per lake		75.00	74,375.73	A
9/1/2014			ACEC		34.97	74,340.76	W
9/1/2014			ACEC		34.97	74,305.79	W
9/1/2014			Interest for Account	0.82		74,306.61	A
9/9/2014			Town of Springwater 2012 2013 delinquent tax	268.00		74,574.61	K&W
9/27/2014			ACEC		30.74	74,543.87	W
9/27/2014			ACEC		30.74	74,513.13	W

			Kusel Lake CD	10,876.86			
			Wilson Lake CD	15,556.32			
			Totals	47,886.76	9,436.54	100,946.31	