

**MONTHLY MEETING OF THE WIND LAKE MANAGEMENT DISTRICT
BOARD OF COMMISSIONERS**

Norway Town Hall

**Tuesday July 22, 2025
7:00 pm**

Present: Chairman Ron Mayer, Secretary Jeremy Sauld, Treasurer Todd Flunker, County Rep Joe Bellante, Town Rep Ralph Schopp, Mike Bluemel, and Jim Marks (in spirit).

Four citizens were present for the meeting.

Minutes

Meeting Called to Order by Mayer at 7:00 pm followed by Pledge of Allegiance

Approve Minutes for June 24th Meeting

-Mayer called for a discussion on the May meeting minutes. Flunker motioned to accept the minutes as presented, seconded by Bellante. Motion passed 5-0.

Treasurers Report

-Flunker provided written and verbal reports for the period of June 24th to July 21st. Motion by Schopp to approve the treasurer's report as presented, seconded by Sauld. Motion passed 5-0.

Public Comments

-Inez Nastal (West Wind Lake Rd) asked if with all the discussion on wake boats lately, does anyone on Wind Lake have a wake boat and if they are using it? Mayer noted that there are only a few that he is aware of and it seems like the number has been decreasing. Inez asked if anything was going to be done about wake boats. Schopp noted that there is litigation going on in the courts and that the town is not currently taking any action. A short discussion followed.

Information and Correspondence

-Mayer noted that Jim Marks passed away on July 15th. His service will be held on July 24th at Heritage in Oak Creek. The district sent flowers and Jim will be honored at the annual meeting for his years of service to the WLMD.

Old Business

Update on Harvesting Program

-Mayer noted that the harvesting crew has been working hard and hauling allot of weeds out as it is turning out to be a heavy weed year. Currently, the crew is averaging about 6 loads of weeds per day. He noted that he would provide an update of total hours and loads at next month's meeting. A short discussion followed.

Update on Lift Station 5 Project

-Mayer noted that the electric has been disconnected from the old generator building but the gas still needs to be disconnected. Once the gas is disconnected, the contractor will tear down the old building and start restoration working north to south. It will likely be at least a few more weeks before restoration begins. Mayer noted that he talked to Ivan about relocating the lot line marker as it will be needed for placement of a new fence. The property line was previously marked during a recent survey so the contractor will need to get a surveyor to replace the markers. Ivan will let the contractor know. Mayer then noted that the contractor will also need to restore the district's lot to what it was prior to the project. Flunker noted that he spoke to Shawn at PTS and told him that the lot needs to be leveled with gravel as it was prior to the projects start. Additional discussion followed.

Discussion and possible action on New Fence for Launch Property

-Mayer stated that he obtained a firm number from a fence company. WLMD's section of fence including a 24ft sliding gate would be \$17,000.00. The short section on the neighboring property would be an additional \$2,160.00. Bluemel asked if the Sanitary District had provided a dollar amount they would give WLMD instead of replacing the original wire welded fence. Mayor noted that the Sanitary District is looking for a number from WLMD regarding what would be an acceptable number in leu of replacing the fence. A discussion amongst the board followed. Sauld motioned to request a \$2,000.00 credit from The Sanitary District in leu of restoring the wire welded fence. Seconded by Bluemel. Motion passed 5-0.

Mayer then provided additional details on the proposed replacement gate and suggested it should be discussed later in the meeting and potentially added to the budget for 2026.

Discussion and possible action on Replacing Storage Trailer

-Flunker noted that he spoke to John Lippert with Racine County and WLMD could put a shed on the property but since there is no residence on the property and it is a non-conforming lot it would need to be 75ft from shore, 10ft from a side lot, and 25ft from a road right of way. At this time, the county still considers the DNR Launch the road right of way. Flunker informed them that the Town currently has a lift station and generator building on that right of way, so it is not a road right of way. Regardless, 75ft back from the shore is not ideal. Additional details were provided and discussion amongst the board followed. Topic tabled at this time.

New Business

Discussion and Possible Action on Additional Chemical Treatments

-Mayer noted that a survey of the lake has been completed and Bellante has obtained quotes for potential chemical treatments. Bellante provided details of the survey, chemical treatments performed, and chemical treatments proposed. There is \$15,000.00 in the current budget for chemical treatments. The board had previously approved spending up to \$12,000.00 of the funds. Performing the proposed treatments would exceed the \$12,000.00 previously approved by the board. A discussion amongst the board followed. Bluemel motioned to increase the approved spend on chemical treatments to \$13,000.00 from \$12,000.00, seconded by Flunker. Motion passed 5-0.

Discussion and Possible Action on Moving Funds to Alum Account

-Mayer called for discussion on moving funds from the general fund to the dedicated alum fund. Currently, the district allocates \$25,000.00 per year to the alum fund for a future alum treatment. A discussion amongst the board followed. Bluemel motioned to allocate \$150,000.00 from the general fund to the alum fund, seconded by Bellante. Motion passed 5-0.

Discussion and Possible Action on Buoy Recommendation for 2026

-Mayer noted that he would like feedback from the public on the new buoys at the annual meeting. He suggested that the board should make a recommendation regarding future replacement of buoys. A discussion amongst the board on future replacement of buoys followed. Flunker noted that he has tentatively added \$2,500.00 to the 2026 budget for replacement buoys. The consensus amongst the board was that \$2,500.00 is an appropriate amount to budget for buoy replacement in 2026.

Discussion and Possible Action on Proposed 2026 Budget

-Flunker presented a proposed budget for FY 2026 along with total expenses for FY 2024 and expenses year to date for FY 2025. A discussion amongst the board followed with adjustments being made to the FY 2026 proposed budget per board input. Bluemel motioned to approve the proposed/recommended budget as typed with the changes discussed during the meeting, seconded by Bellante. Motion passed 5-0. A copy of the budget is attached at the end of these minutes and will be mailed to residents with the fall newsletter.

Discussion and Possible Action on Resolution 1-2025

-Mayer presented an agenda for the 2026 annual meeting containing Resolution 1-2025 and then opened the floor to discussion. A discussion amongst the board followed with adjustments made per board input. Bluemel motioned to approve the 2025 annual meeting agenda and Resolution 1-2025 as amended. Seconded by Sauld. Motion passed 5-0.

Discussion and Possible Action on Newsletter and Annual Meeting Date

-Mayer noted a date for the annual meeting needs to be selected. A discussion amongst the board on possible dates followed. The consensus amongst the board was to hold the annual meeting on either 9/9/25 or 9/16/25 at the Chairman's discretion based on availability of the meeting room at town hall. Chairman Mayer to check into availability of the meeting room and advise the rest of the board which of the two dates above is confirmed for the annual meeting. A short discussion amongst the board followed regarding final details of the newsletter

Adjourn

-Motion by Sauld to adjourn at 8:34 pm, second by Bluemel. Motion passed 5-0.

Note: The next monthly meeting will tentatively be held at the Norway Town Hall on Tuesday, August 26, 2025 at 7:00 p.m.

Meeting dates are subject to change. Consult **WLMD.org** for the latest information.

**Wind Lake Management District
2026 PROPOSED Budget**

<u>Annual Revenue -General Fund</u>	
Lake Dues	\$166,780
Property Transfer Fees	300
Interest	11,250
Total Estimated Income	\$178,330

Expense Category	Jan 1, 2024 to Dec 31, 2024 ACTUAL	Jan 1, 2025 to Dec 31, 2025 Approved Budget	Jan 1, 2026 to Dec 31, 2026 PROPOSED
Meetings/Seminars	\$765	\$1,500	\$1,500
Postal Expenses	872	900	900
Office Supplies/Equipment	-	250	250
Publications	-	250	250
Insurance	6,599	7,500	12,750
Print/Publishing	2,776	2,250	2,750
Mileage/Per Diem	6,199	6,400	6,400
Misc	181	250	250
Website	1,189	1,500	1,500
Attorney	-	4,000	4,000
Accountant	-	-	-
Weed Control/Harvest/Pickup	39,280	97,265	108,615
USGS	12,775	12,750	14,000
Geese Control	3,500	4,000	4,000
Property Maintenance	709	1,250	18,250
Contingency (Pier 2024/Bouys 2025)	1,750	1,000	2,500
Emergency Action	-	4,000	4,000
Dam Operation	6,000	6,500	6,500
Aquatic Plant Survey/Plan (Harvesting Permit every 5 years; last done 2024)	10,750	-	-
Alum Treatment Fund	25,000	25,000	25,000
Total Expenses	\$118,345	\$176,565	\$213,415

Wind Lake Management District

ANNUAL MEETING & BUDGET HEARING AGENDA

Tuesday September 16, 2025 at 7:00pm Norway Town Hall

Call Meeting to Order - Pledge of Allegiance

Introductions - Board Members, Guests

Remember / Honor Jim Marks

Approve Minutes from 2024 Annual Meeting

Annual Meeting Project Update - A review of 2025 and plans for 2026

Report from District Members - Financial Review (Pat Calliari and Connie Herda)

Request for Volunteers to Review Previous Year Financials (One to Three Person Committee)

Budget Presentation and Hearing

Review of Resolution 1- 2025

Resolution 1- 2025

Whereas the WLMD Board proposed the enclosed budget for WLMD for the year Jan 1 2026 through Dec 31 2026:

And whereas notice of Budget Hearing and Annual Meeting was provided to residents and Landowners:

And whereas the Board recommends the projects presented herein:

And whereas the 1997 annual meeting gave the Board authority for short term borrowing only to cover grant reimbursements not yet received:

And whereas the 2010 Annual Meeting approved the levy of irrepealably taxes to repay state loans:

And whereas the 2021 Annual Meeting gave the Board the authority to charge all taxable properties in the District according to those categories, including situations where one owner has multiple properties:

And whereas the 2023 Annual Meeting gave the Board the authority to charge District properties at the annual rate of; \$280 lakefront, \$160 canal and \$100 off lake properties: Be it further resolved that the annual WLMD charges will be placed on the 2025 tax bill with no penalties:

Be it further resolved that the WLMD Board is authorized to apply for available grants:

Be it further resolved that the WLMD Board is authorized to apply for a grant for a future Alum treatment:

Be it further resolved that WLMD Board members can designate that a donation be made to the Wind Lake Fireworks Association on their behalf in lieu of their quarterly stipend:

Be it further resolved that the authorization for short term borrowing to cover grant reimbursements not yet received is continued through this budget year:

Be it further resolved that the projects included in the budget, if amended at this annual meeting are hereby approved:

Be it further resolved that the WLMD is approved to apply for loans for purchases and projects approved at this meeting:

Be it further resolved, that the 2026 Budget as proposed / amended is hereby approved:

Be it further resolved that the 2026 Annual Meeting can be scheduled after September 8th:

Approval of Resolution 1-2025

New Business

Any Other Business That May Properly Come Before This Board

Election of Board Members – The terms of current board member Todd Flunker and the position previously held by Jim Marks are up for election for a three year term. In addition, the position vacated by Ron Mayer will be a two year term. Nominations from the floor are welcome.

Adjourn

Note: A WLMD Board meeting will be held immediately following the Annual Meeting to swear in new members and to elect officers.

The next regular Board meeting is scheduled for September 23, 2025 at 7pm, at Norway Town Hall.