

Wildwood Bluff Estates Association Annual Meeting 12/2/2023

WWBEA Board members in attendance: Gary Weinert, Pres.; Sandra Weinert, Vice Pres.; Lynne Clark, Secr.; Wayne Clark, Treas.; Jennifer Johnston, Member at Large.

WWBEA Members present: Wayne & Lynne Clark (1); Paul & Lisa Graeve (1); Dan Grossheim (1); Alan & Jennifer Johnston (1); Jerry & Trish Pollei (1); Matt Rice (2); Kathy Van Gheem & Patrick Davis (1), Gary & Sandra Weinert (1).

Proxy: 1 valid Proxy (Cheryl Theis – 1 parcel).

Quorum: 10% membership required. 10 voting parcels of 59 parcels. Requirement met.

- 1) Meeting called to order by G. Weinert, 12/2/2023 at 10:04 AM at Anchor at Lakeside Restaurant.
- 2) ***Motion to approve meeting agenda by A. Johnston, 2nd by P. Graeve, motion carried.***
- 3) Review of 12/3/2022 Annual Meeting minutes. ***Motion to approve 12/3/2022 WWBEA Annual Meeting minutes by A. Johnston, 2nd by D. Grossheim, motion carried.***
- 4) Committee Reports:
 - a. CIVIC (by W. Clark & S. Weinert):
 - i. \$200 annual donation to the Poynette Fire Department.
 - ii. Poynette Food Pantry donation garnered a hearty thank you from the food pantry. Thank you again to Jane Lombardo for coordinating the food drive during the Halloween event and making the delivery to the Poynette Food Pantry.
 - b. PIER (by G. Weinert):
 - i. J. Prey, Pier Chairman requested funds for 2024 dock repairs.
 - ii. Water aerator: required a small repair in 2023 but was better able to continue without problems due to the cage surround built by P. Graeve. Thank you Paul and Gary for your vigilance keeping the aerator free from debris. (The aerator circulates stagnant water from the corner of the bay. Upkeep and electrical cost for the aerator is paid by the Pier Committee funds.
 1. A neighbor of the pier property reported our use of an aerator to the DNR. Gary met with the DNR Warden and between them, they concluded the aerator did not need a permit, WWBEA is allowed to circulate water with the aerator, the aerator blade is facing up so as not to “dredge” the sand on the bottom of the lake. WWBEA remains in compliance with DNR Regulations. Thank you, Gary!
 - iii. Thank you D. Grossheim for coordinating removal of all the boat lifts at one time with Manke Enterprises.
 1. Suggestion that a “check box” be added to the individual Pier Application for the applicant’s request to be included in the “lift install and lift removal” at the beginning and end of each season. Manke Enterprises issues 1 invoice and participants pay their portion to the coordinator (D. Grossheim)
 - iv. Suggestion to possibly install a ladder into the water “at the end of the pier”. This would need further discussion by a committee.
 - v. Beautification committee at the Pier Property. Thank you Sandra & Gary Weinert for cleaning up the southwest corner of the Pier property – removing debris, unusable dock sections, old metal pipes.
 1. S. Weinert would like to dedicate a day for general beautification of the Pier area, new bark (free). Need 1 piece of wood to repair the picnic table. Volunteers needed.

- vi. Per Gary: Because Alliant Energy “owns” the lake, any alteration to a pier requires prior approval by Alliant Energy. (i.e. extend or lengthen the dock).
- vii. G. Wienert & W. Clark both reported “policing efforts” regarding a lawn mowing service vehicle parked at the pier property to service a nearby property.
- viii. 12 pier spots open in 2023 and 11 spots occupied in 2023.

c. PARK:

- i. Thank you for mowing the park properties, P. Graeve – you keep us looking good!
- ii. General discussion of WWBEA owned parcels, their history, what has been proposed in the past for improvements and why nothing has been built on the parcels.
 1. Wildwood Bluffs Estates Association was formed in 1972, there were 3 parcels set aside for common use by its members. Original plans suggested the park would have amenities like a swimming pool and a club house. Annual membership dues have never been sufficient to support amenities. General funds pay for taxes and upkeep on the 3 parcels (reduced tax rate because of non-profit status and park use).
 2. WWBEA membership can, with a 2/3 vote of membership, decide to relinquish ownership of the parcels. Ownership then reverts back to the township. The WWBEA would “dissolve the assets”, would need to “settle with creditors”, and possibly, pay back taxes for the reduced tax rate assessed since 1972.
 3. The cost to mow 2 parcels for the year was \$1300.00.
 4. Past proposed projects for the park property included, play equipment, building a shelter, adding electrical service. For many reasons, the consensus of membership was to not increase the annual HOA fee for adding amenities to the green space and to also, not incur additional liability risk to the membership.
 5. WWBEA members J. Johnston and D. Grossheim would like to form a committee to explore adding amenities to the Park and Pier properties and conduct a survey of membership regarding such endeavors. D. Grossheim is specifically looking for insurance liability costs for proposed projects, if possible.
 6. T. Pollei volunteered to add some painted decoration to the picnic tables in the park. All attendees thought it was a great idea and she will proceed in the warmer days next year.

d. SOCIAL:

- i. Easter Egg Hunt held on 4/2/2023, coordinated by T. Franz & other members was well-attended, as usual. Thank you, Tessa!
- ii. Halloween Trick or Treat and food drive on 10/28/2023. Thanks to all the kids and parents for giving us a super spooky day! Thank you Jane Lombardo for coordinating the food drive donation to the Poynette Food Bank.

5) Old Business:

- a. Neighborhood Watch Program is now handled via the WWBEA Facebook page. Any concern can be announced quickly within the membership group. Thank you to Chris Franz for continued administration of this page. There are signs at the bottom of the hill and on Sky High. No issues recently.
- b. The homes that were being used as Airbnb rentals have been sold and no longer listed for Airbnb rental (reducing traffic of non-residents to the neighborhood).

- c. The DCCRE Declaration of Conditions, Covenants, Restrictions, and Easements was updated in 2022 to exclude short-term rental use of any home in the WWBEA.
 - d. Thank you D. Grossheim for posting documents and maintaining the WWBEA website.
- 6) New Business:
- a. General discussion of feral cats in the neighborhood, they are liked and disliked equally. Discussion that all dogs should be “on-leash” at all times. Dog owners who walk their dogs through the neighborhood are fearful of a confrontation with unleashed pets as they walk by. Unleashed dogs can be reported to the township constable, if there is a problem.
 - b. Spectrum has been installing cable up the hill and in front of everyone’s home. No one is connected yet. Discussion.
- 7) Treasurer’s Report presented by W. Clark:
- a. Reviewed the 2023 financial report.
 - i. Expenses for pier repairs paid for by the pier funds (not general funds).
 - ii. WWBEA funds increased with the pier fee increase to \$200/spot.
 - iii. WWBEA now has a tax accountant who can make sure we are compliant with “non-profit status”. WWBEA now has its own FEIN. The former FEIN was not traceable with the State of WI so, WWBEA was required to obtain a new FEIN.
 - b. Review of the 2024 proposed budget.
 - i. Financial report copies are available at the annual meeting or upon request from WWBEA Treasurer, Wayne Clark.
 - c. **Motion to increase annual dues for December 2024 invoices to \$100 (from \$75/year) by A. Johnston, 2nd by D. Grossheim, motion carried.**
 - d. **Motion to approve the treasurer’s report and 2024 amended budget by P. Davis, 2nd by A. Johnston, motion carried.**
- 8) Election of officers:
- a. Discussion and vote, D. Grossheim expressed interest in becoming a board member.
 - b. Election of Gary Weinert to continue as President.
 - c. Election of Dan Grossheim elected to Vice President.
 - d. Election of Lynne Clark to continue as Secretary.
 - e. Election of Wayne Clark to continue as Treasurer.
 - f. Election of Jennifer Johnston to continue as Member at Large.
 - g. **Motion by T. Pollei for these members to act as the WWBEA Board for 2024, 2nd by M. Rice, motion carried.**
 - h. Thank you to Sandra Weinert for serving the WWBEA Board since 12/5/2015, thank you for your service to the WWBEA!
- 9) **Motion to adjourn by A. Johnston, 2nd by D. Grossheim, motion carried.** Meeting adjourned.

Respectfully submitted, Lynne Clark, Secretary 1/15/2024