

Wildwood Bluff Estates Association Annual Meeting 12/7/2024

WWBEA Board members in attendance: Gary Weinert, President; Dan Grossheim, Vice President; Lynne Clark, Secretary; Wayne Clark, Treasurer; Jennifer Johnston, Member at Large.

WWBEA Members present: Wayne & Lynne Clark (1); Chris & Tessa Franz (1); Jeff & Jane Gest (1); Paul & Lisa Graeve (1); Greg Graf (1); Dan Grossheim (1); Alan & Jennifer Johnston (1); Steve Kleinschmidt (1); Brian Kowald (1); Robert Lombardo (1); Vinny & Brandi Nett (1); Mark Niebuhr (1); Jerry & Trish Pollei (1); Laila Potts (2); Ben & Stephanie Radloff (1); Jeff & Amy Templin (1); Kathy Van Gheem & Patrick Davis (1), Gary & Sandra Weinert (1).

Proxies: 17 valid proxies: V Cripps (1); W Glowac (1); J Jesberger (1); T Liebe (1); F Matranga (1); T Morris (1); M Rice (2); D Smith (3); J Spencer (1); C Theis (1); A Vonderohe (3); B Wagner (1).

Quorum: 10% membership required. 36 voting parcels of 59 parcels. Requirement met.

- 1) Meeting called to order by G. Weinert, 12/7/2023 at 10:08 AM at Anchor at Lakeside Restaurant.
- 2) ***Motion to approve meeting agenda by A. Johnston, 2nd by P. Davis, motion carried.***
- 3) Review of 12/2/2023 Annual Meeting minutes. ***Motion to approve 12/3/2023 WWBEA Annual Meeting minutes by A. Johnston, 2nd by L. Graeve, motion carried.***
- 4) Old Business:
 - a. Review of 2024 survey results, brief discussion.
 - b. New Facebook page: Dan Grossheim will set up a new Facebook page titled "Wildwood Bluff Estates Association" and change the name of the former Facebook page. The new Facebook page will be for members only. Dan Grossheim and Jennifer Johnston will be administrators of the page; they will use a current membership roster as a guide.
- 5) Committee reports:
 - a. CIVIC:
 - i. November food pantry donation – Gary shared the thank you card sentiments from the Poynette Food Pantry.
 - ii. Motion by G Weinert to increase the Poynette Dekorra Fire Department donation from \$200 per year to \$300 per year.
 - b. PIER:
 - i. Gary presented a letter from Pier Committee chair, Joe Prey:
 1. Pier installed mid-April, and it was removed the 3rd week of October by the Prey family.
 2. \$1500 spent for new deck boards (labor to install donated by Prey family). 4 dock legs will need to be welded in 2025 to repair them.
 3. There were 13 spots available in 2024 with 12 pier spots in use. Joe is hoping to have 14 spots available in 2025.
 4. No member has ever requested a canoe slip or canoe storage at the pier property.
 - ii. Dan Grossheim presented a proposal to reconfigure the pier.
 1. Extend the pier to 360' that would have 12 pier spots on the east side of the pier and 5 canoe slips on the west side of the pier or, a canoe storage rack on shore. Also proposing the addition of 2 ladders and a bench. Estimated eventual cost if approved would be \$18,000. Additional sections could be purchased as "used equipment". A solar light would be put at the end of the pier.

2. Discussion included report by Gary Weinert:
 - a. Gary contacted Alliant Energy and the Wisconsin DNR: Alliant Energy has control of all waterways on Lake Wisconsin and the WWBEA would need to gain approval from Alliant Energy before proceeding with any dock extension.
 - b. Gary also contacted the DNR, a new pier permit application would cost \$603.00 and the DNR may not necessarily approve a new pier permit, there is no guarantee that a pier permit would be granted (the existing pier permit is not "grandfathered".)
 - c. Gary referenced the dredging discussion relating to the sand bar and shallow water depth that are problems for pier users:
 - i. Dredging is limited to 50 cubic yards without obtaining a permit. The Army Corps of Engineers is involved in all dredging operations. Any sand dredged from the lake would require testing for contaminants and would need to be sent to a hazardous waste site. Costs are estimated to be over \$1 million.
 - d. A member would like to make sure there is a drivable lane between boat lifts as ATV access to the frozen lake during the winter. (presently, there is a 6-foot lane between lifts).
 - e. Information by J. Prey estimates that hiring a vendor to install and remove the pier would be approximately \$1,800 per season.
3. After discussion, the consensus was to maintain the pier and pier property "as is" without any changes.

c. PARK:

- i. Dan Grossheim presented a proposal to make a nature trail in the park by clearing a trail and laying down bark mulch. General discussion about the park property, discussion that the trail could not go over the "gully property" (too dangerous). Parcels that are adjacent to the park will need to provide input if they want a nature trail close to their back yards. Approval by the majority of WWBEA members is needed to modify the park property.
- ii. ***Motion by L. Graeve to mark a nature trail at the park property to see if it is something that the membership wants. 2nd by S. Kleinschmidt, motion carried.***

d. SOCIAL:

- i. Easter Egg Hunt was on March 23, 2024.
- ii. Neighborhood trick or treat event & food drive was held on October 26, 2024.
- iii. Both events were well attended and thank you to volunteers and members who participated.
- iv. Event dates for 2025 are: Easter Egg Hunt 4/12/2025 and Halloween event on 10/25/25.

6) New Business:

- a. Member suggestion to investigate the cost of installing solar lights (streetlights) throughout the neighborhood.
- b. Suggestion to have another WWBEA meeting during the year.
 - i. ***Motion by M. Niebuhr to call a meeting the 1st Saturday in May 2025, 2nd by R. Lombardo, motion carried. (Meeting date would be May 3, 2025.)***
- c. Membership directory discussion: J. Johnston and A. Templin volunteered to work on a directory of members including contacting members to inquire if they would like to be included in a published directory (for members only). There have been problems with this issue in past years (some members wanted to be included but some did not want their information published in a directory.)

- d. If the neighborhood needs attention by the township, we should contact the Town of Dekorra secretary, Holly Priske by email as she will pass along emails directly to employees hired to attend to matters (i.e. tree overhanging the road, potholes.)
 - e. Township upgraded the neighborhood roads via Durapatch process in 2024 to mixed satisfaction.
- 7) Treasurer's Report presented by W. Clark:
- a. Reviewed the 2024 financial report.
 - i. Expenses for pier electricity & repairs paid for by the pier funds (not general funds).
 - ii. Directors and Officers coverage added to the insurance policy.
 - iii. WWBEA pier fee is \$200/spot.
 - iv. WWBEA taxes are filed and WWBEA is compliant with "non-profit status".
 - v. Hoping to find a member to mow the park and pier properties because the largest budget item besides property taxes is mowing costs. Mowing by member is on as "an as needed basis" rather than once per week by a hired mowing service.
 - b. Review of the 2025 proposed budget.
 - i. Financial report copies are available at the annual meeting or upon request from WWBEA Treasurer, Wayne Clark.
 - c. ***Motion to approve the 2024 treasurer's report by L. Potts, 2nd by L. Graeve, motion carried.***
 - d. ***Motion to approve 2025 Budget including donation increase to \$300/yr to the Poynette Dekorra Fire Dept by L. Graeve, 2nd by R. Lombardo, motion carried.***
- 8) Election of officers:
- a. Election of Gary Weinert to continue as President.
 - b. Election of Dan Grossheim to continue as Vice President.
 - c. Election of Lynne Clark to continue as Secretary.
 - d. Election of Wayne Clark to continue as Treasurer (23 votes)
 - i. Jeff Templin nominated for treasurer (12 votes)
 - e. Election of Jennifer Johnston to continue as Member at Large.
 - f. Paper ballots distributed for the vote and tallies calculated prior to the announcement of the election.
- 9) ***Motion to adjourn by L. Potts, 2nd by R. Lombardo, motion carried.*** The meeting adjourned at 12:07 PM.

Respectfully submitted, Lynne Clark, Secretary 1/06/2025