

BOULDER LAKE PRIVATE HOMES ASSOCIATION, INC.  
Annual Meeting Minutes

June 10<sup>th</sup>, 2023 - 9AM  
Doty Town Hall

The meeting was called to order by Association President Stuart Armstrong.

All attendees introduced themselves and where they are located on the lake.

Secretary/Treasurer Chad Nehring presented his report.

- All Association Records have been imaged and are now archived electronically
- We have been communicating via email, Mailchimp (bulk email program), the website ([www.boulderlakenews.org](http://www.boulderlakenews.org)) and the Facebook page.
- All bookkeeping and accounting has been moved onto Quickbooks.
- The current balance of the checking account is \$7,242.10

Consent Agenda: In lieu of reading last year's meeting minutes and this year's treasurer's report, handouts were provided at the meeting for members to review.

MOTION: Motion by Tim Stephani, Second by Charles Frisk to accept both reports as written.

DISCUSSION: It was noted that the checking account balance was not written on the treasurer's report, and it was provided verbally to the membership. This will be included on future reports.

VOTE: All in favor, motion carried.

Old Business/Standing Business:

Water Quality: Paul Martin reported on water quality. Assessments are done every spring through late summer. Water clarity so far has been very good, the lake settles quickly after high use periods. Phosphorus is down very slightly.

Boulder Lake Study: Chad reported on the Lake Study. This is due to be completed late this year, with a presentation on the study planned for early 2024. The completion of the study will open the door for availability of more grant opportunities, including riparian grants for things like shore walls, restoration, etc. The Association will assist property owners with explaining and applying for these grants. Examples of other lake plans in the area include Archibald and Maiden Lakes.

Loons/Loon Island: Stuart gave the loon update for the year. We had up to as many as five loons on the lake as soon as the ice came off and seem to be down to at least two, possibly three. There are eggs on the nest on the island.

Buoys: Buoys were placed this year with GPS coordinates. Thank you volunteers! Two new buoys were ordered and placed in 2022. Stuart asked for a motion to perpetually replace two buoys per year, and to offer a \$25 gift card to Don Van Roy for the use of his pontoon.

MOTION: Motion by Brad Menting, Second by Doug Traxel to replace two buoys per year and continue the practice of a \$25 gift card.

DISCUSSION: None

VOTE: All in favor, motion carried.

Clean Boats/Clean Waters: Chad noted that a new one hour training is available online and needs to be taken by volunteers. Link: <https://forms.gle/bSYLfBWWkAjnUUbt6> There was discussion at the Oconto County Lakes & Waterways Association of multiple lakes coming together to hire young adults as paid landing monitors. The expense of Workers Compensation insurance was discussed. No action from local lakes but will continue to discuss. We will seek volunteers for Holiday Weekends.

Aquatic Invasive Species: Stuart gave a rundown of what has been done since the last annual meeting:

- Aquatic Invasive Species Committee formed and has been meeting on a regular basis.
- We continue to see growth of Eurasian Watermilfoil in three areas of the lake.
- Hand pull was done in worst area (near Echo Valley) in 2021 and reduced the EWM to the lake bottom. Came back almost twice as bad in 2022 and another hand pull was attempted.
- Decision was made to pursue chemical treatment for EWM which is scheduled to happen on June 12<sup>th</sup> by Schmidt's Aquatic using ProcellaCOR™ which attacks the root structure of the EWM. (note: This treatment did take place as planned on June 12<sup>th</sup>)
- Before the permit could be issued, WIDNR required another survey be done of the lake. We got quotes from three sources (Onterra, Flambeau Engineering and one other.) Onterra and the other surveyor were booked out until late summer and had higher bids than Flambeau. Committee members voted to proceed with Flambeau Engineering for \$1,854. The survey was completed rapidly and in time for permitting. Thanks to Pete Lorge for helping the surveyor by piloting the boat while the survey was done. The cost of the survey will also be included in the Healthy Waters payment.
- We will need volunteers to help with dock removal and replacement, as well as boat movements at Echo Valley. (Members discussed after the meeting)

- Grants were applied for to help with the cost of \$12,642 quoted from Schmidt's Aquatic.
  - Chad gave a rundown of the grant applications.
    - Approved for Oconto County Healthy Waters Grant of up to \$7,500 on a 50% cost share.
    - Approved for Oconto County Lakes and Waterways Association award of \$500.
    - Denied for WIDNR Surface Water Grant. Chad explained the process and timing and some of the frustrations with the overall process. We were not notified until late that additional surveys would be required for WIDNR to consider the grant.
- It was noted that the cost of the application exceeded the balance of our checkbook. It is possible, depending on how the sequence of payments would be made, that we may need to put money into the Association accounts from member(s) in order to pay the bill. Stuart wished the association to be aware of this. These would be treated as short-term notes with no interest. (Note: It has been determined that this is not necessary)
- Chad called for a motion to approve of the Aquatic Invasive Species Committee as a standing committee of our Association.

MOTION: Motion by Charles Frisk , Second by Carrie Whetter to approve the Aquatic Invasive Species Committee as a standing committee.

DISCUSSION: It was noted additional committee members are always welcome.

VOTE: All in favor, motion carried.

Website and Facebook: Chad reported that the website was fully updated last fall. Always looking for more historical information from the lake, and pictures are always welcome to be submitted. Be sure to "like" and "share" the Facebook page.

Oconto County Lakes and Waterways Association: Chad attended the meeting in early May. Good discussions of AIS and reports from the statewide meeting in Stevens Point in April. Raffle Tickets are again available, 1 for \$10, 3 for \$20. We will sell these after the meeting and also do a "dock sale" soon. We received \$125 back from our raffle sales last year.

Big topic of discussion from the statewide meeting was the effect of wakeboats. These are boats operating at "Transition" speed between no-wake and on-plane. Chad shared results of a study that showed affects on Ashippun Lake of wakeboats being evident in up to 25 feet of water. In a shallow lake such as Boulder, it can stir up three feet of lake bottom with phosphorus and shoreline erosion a big concern. Various lakes have tried legislation and ordinances to control this, the reminder is that access to lakes is equal for all. There have been some successes with regulating the activity behind the boat, but not the boat itself. Some of this has been challenged already.

Discussion of this during the meeting. We currently have one wakeboat on Boulder Lake. It is evident the amount of bottom disruption that lingers after the boat passes. It was determined by voice vote of the Association to review other lakes' ordinances and have a discussion with the Town of Doty to gauge their stance on a potential ordinance.

VOTE: Unanimous consent of the membership

Weinerfest: Weinerfest supports the local EMS and Veterans, it will be held in Lakewood on Saturday, July 29 from 11A-7P. Doug Traxel presented more information and is looking for volunteers.

Independence Day Boat and Venetian Parade: This will be held on Saturday, July 1<sup>st</sup>. Watch Facebook and the website for more information.

#### NEW BUSINESS:

Chad requested a few motions:

MOTION: Motion by Tim Stephani, Second by Paul Martin to approve continuation of Flagstar Bank as the Association's Bank.

DISCUSSION: None

VOTE: All in favor, motion carried.

MOTION: Motion by Pete Lorge, Second by Doug Traxel to require two signatures on each Association check.

DISCUSSION: Chad noted this was a "best practice" of most Associations and Non-Profits.

VOTE: All in favor, motion carried.

MOTION: Motion by Charles Frisk, Second by Paul Martin to allow Association dues to be collected electronically using a service such as Stripe or Square.

DISCUSSION: Chad noted several requests for this as dues are still a manual process. Believe this will make joining the Association easier. Cannot use "Venmo" as it restricts after a certain amount of transaction.

VOTE: All in favor, motion carried.

Chad requested a motion to change the name of the Association from "Boulder Lake Private Homes Association" to "Boulder Lake Association" to remove the stigma that it was only for homeowners. We really want membership from anyone who supports the lake regardless of property ownership and don't want the sense that it's a "private club". Discussion amongst members with suggestions on how to let others know of this including dock signs.

MOTION: Motion by Sara Davis, Second by Brad Menting to change the name to the “Boulder Lake Association”

DISCUSSION: Chad noted he had researched the availability of the name and the paperwork needed with the State already.

VOTE: All in favor, motion carried.

Association Dues: Stuart brought the discussion of raising Association dues due to increased costs for AIS treatment. They have been \$20 for several years. Would like to raise to \$50. Discussion on possibly splitting dues as other Associations have done, dedicating a portion to general Association needs and a portion to fight Invasive Species. Discussion that membership did not want to restrict things to that extent. Discussion of when the dues increases would start. They will be effective for the next renewal period in 2024 but members can pay the extra now if they choose to do so.

MOTION: Motion by Sara Davis, Second by Paul Martin to raise Association Dues to \$50 effective at the next renewal period.

DISCUSSION: No further

VOTE: All in favor, motion carried.

Stuart asked for any other comments from the membership.

We discussed potential fundraising ideas including some type of annual event (corn roast, Hobo Dinner, etc) or perhaps a shoreline party. Ideas included a “donate” button on the website, a 50/50 raffle (this would require a license); merchandise, signs, stickers, etc. Chad is working on a couple of sources, more information to follow on this.

The next annual meeting is Saturday, June 8<sup>th</sup> 2024 at 9AM. We will be seeking a candidate for the Vice Presidency at this meeting.

MOTION: Motion by Janet Tilkens, Second by Charles Frisk to adjourn.

DISCUSSION: No further

VOTE: All in favor, motion carried.

Respectfully submitted,

Chad Nehring  
Secretary/Treasurer