## Beaver Lake Yacht Club Annual Meeting Minutes
## October 8, 2026 @ 6:00pm at Chenequa Country Club

**Present:**
**BLYC Board Members:** Rick Boelter, Mike Hipp, Carolyn Duris, Suzannah Bong, Lara Ehrsam, Cam Knuth, Rick Stalle (Absent: Karen Trimble)
**General Members:** Hank Ehrsam, Sharon Hipp, Maureen Stalle, Ann Kaiser, Lou Kaiser, Steve Merkow, Pat Kraft, Jackie Rehm, Bill Rehm, Paul Raab, Beth Raab, Brian McGarry, Kathie McGarry, Sue Barnett, Nancy Janson, Liz Boelter, Peggy Metevia, Barry Metevia, John Erdmann, Lynn Shannon, Dan Shannon, Kristin Graves, Brian Graves, Donna Walsh, Sue Van Vleet, Jessica Foley, Jim Liebert, Cathy Liebert, Kathy Burke, Mike Busalacchi, Jeannie Busalacchi, Al Schmitz, Bob Corris, Bruce Flunker, Lisa Erdmann, John Erdmann
**Guest: Dr. Ethan Degner, Wisconsin Lutheran College (FOBL Presenter)**

Meeting was called to order at 6:08pm

1. **Welcome & FOBL Presentation**
   Rick Boelter welcomed the Membership to the meeting and introduced Paul Raab, VP of the Friends of Beaver Lake (FOBL). FOBL has worked closely with Wisconsin Lutheran College to research and evaluate the water, vegetation and animal life within the lake shores. For the past 6 years, that has been led by Dr. Ethan Degner who then gave the membership an update on the lake. He and FOBL directors took questions from the membership.

   Key Takeaways: (See the FOBL website for more information.)
   - Beaver Lake is generally pretty healthy and clean.
   - Fish Species – a new fish, the Banded Killifish, has been found in the aquatic survey for the first time this year.
   - Invasive Species – Eurasian Milfoil (95 lbs.) has been pulled by hand as it does not require chemical treatment in the amounts we have. Be aware of boats coming in and out and bringing in Starry Stonewort which has not yet shown up in Beaver Lake but has been found in neighboring lakes.
   - Chloride continues to be high. Please try to curb salt use in the winter and decrease water softener use/discharge.
   - See the FOBL website for Native Shoreline recommendations.

**2. BLYC Introduction of the Board and the accomplished Priorities in 2026.**
Rick Boelter took over the meeting and moved to the BLYC portion of the Annual Meeting.

The 2026 Board was introduced:

| | |
|---|---|
| Commodore: Rick Boelter | Secretary: Lara Ehrsam |
| Vendor Relations: Mike Hipp | Communications: Karen Trimble |
| Properties: Cam Knuth | Social: Carolyn Duris |
| Treasurer: Suzannah Bong | Past Commodore: Rick Stalle (non-voting) |

2026 Board Priorities:

- Continue our Social/Fun traditions
- Improve visibility & communication to ALL
- Listen to our members
- Be good stewards of our finances & property
- Address aging Bylaws

3. **Social Traditions:**
   A special thank you to Carolyn Duris for organizing, finding hosts and dates for the social events this year. A slideshow of pictures from this year was shown.
   - Ladies Night
   - Commodore's Picnic
   - Fireworks
   - Rock the Boat
   - Water Ski Show
   - Poker Run

   - Dinghy Publication (Thank you to Lisa Erdmann for coordinating this again. We hope to continue with our cherished Dinghy. This is dependent on volunteers. Thank you to our photographers as well!)

4. **Improved Visibility & Communication:**
   We had nine monthly meetings in 2026 with agendas announced via email and posted at least one week in advance. All minutes posted within one week of each meeting. We prioritized frequent e-mail outreach to the membership. We welcomed guests to discuss any board related items to any board meeting or to address us with questions, ideas and concerns at any time.

5. **Listening to Our Members**
   After the 2025 Annual Meeting, a homeowner survey regarding launch policies and usage concerns was sent to the membership. The survey results showed a split opinion favoring no construction use of launch and only seasonal boat & pier in/out. There was no clear direction for who should bear the construction wear/tear cost responsibility, whether it should be individuals who use the launch for construction, the vendors or all membership. As far as the construction fee the results were basically split but showed a slight majority approving the current fee structure; so, in 2026 we kept consistent with the 2025 fees. The comments we received do recognize practical necessity for construction launch use for shoreline rip rap and permanent piers when land access prohibits access through one's own property. (Graphs derived from the survey were shown to illustrate the above.)

6. BLYC Financial Summary for 2026 (See detailed profit and loss report for complete information)

Total Revenue = $95-100K
- Annual Dues remain @ $450 per lot = $58K
- Vendor/Construction Fees = $35-40K

Total Expenses = $80-90K
- Ordinary Expenses = $50-55K
- Lot Improvements = $30-40K

5-year cash reserve growth = $26K to $157K

| | 2025 (Nov) | 2026 (Oct) | 2027(Proj) |
|---|---|---|---|
| Rev: | $99,536 | $94,881 | $90,000 |
| Exp: | $62,116 | $81,643 | $90,000* |
| NI: | $37,420 | $13,169 | ---------- |

* $50-55K ordinary expenses + $5K/year circle drive maintenance, $20K landscaping, $15K private road work (1/3 share)

<u>Major Future Financial Non-Ordinary Expenses</u>
Pier Replacement (2-3 years?) = $100K
Ramp replacement (10-15 years?) = $250
Barge replacement (5 years?) = $10K
Others???

This illustrates the importance of reserves and the rationale for the $5,000 construction fee. There is the assumption that 1/3 of the homeowners use the launch for future construction and pay the $5,000 fee = $225K (we have had 4-5 per year over the past two years). We know that heavy barge traffic creates significant wear and tear on all launch assets ( road $15K every 10 years, circle drive $5K per year, ramp $250K 15-20 years, and pier $100K in next 2-3 years.

## 7. By-Law Revision Synopsis

- Membership & Voting: Change from 2 votes for couples/1 vote for single homeowners to 1 vote per lot. If someone owns 2 lots, one vote per membership paid.
- Sailing Governance: We no longer sustain a competitive sailing program. Much of the prior by-laws referred to these roles which are no longer held. We eliminated that with and added an article that would allow for the board to appoint a sailing committee if it was ever needed.
- Launch Site Administration: The Board would continue to set rules annually, but the 2026 bylaws proposal expressly covers vendor use and requires the rules to be shared by email and on the website. The rationale is to clarify responsibility and improve notice to members and vendors; the Board's basic authority over the launch site is unchanged.
- Officers & Responsibilities: The 2026 proposal identifies Communications Director and Social Director as officers in addition to the five positions listed in 2016. It removes

outdated sailing and trophy specific duties from the Vice Commodore and Rear Commodore. The rationale is to recognize functions important to current Club operations and remove duties tied to inactive programs.

- Financial Oversight: Moving to a Budgetary planning system to be presented yearly to the membership at the annual meeting. The Treasurer's role would expand from collecting funds and administering a fixed-dollar purchase approval rule to preparing annual financial results and the proposed budget, maintaining detailed financial statements, and obtaining approval from the Commodore and another Board member for expenses outside the approved budget. The rationale is to shift oversight toward current budgeting, reporting, and dual approval rather than an outdated dollar threshold.
- Setting Dues. The board has had responsibility for setting the dues already. We will be moving in a budgetary analysis of what dues need to be to keep up with operating costs of the Club. The proposal authorizes the Board to establish dues, benefits, initiation fees, service charges, and other necessary charges annually. It also changes expulsion approval from six of seven directors to two-thirds of the Board and makes suspension for dues delinquency after July 1 discretionary rather than automatic. The rationale is to provide operating flexibility and use consistent governance standards.
- Fiscal Year & Future Amendments: Fiscal year ends November 1 which is more in line with our current systems.
- Thank you to Rick Stalle for his hard work over the past two years leading the By-Law review.

8. **Discussion and Voting:**
    - Bob Corris brought up to concerns with the proposed By-Laws. He made a motion that the we vote on the proposed By-Laws and if it is approved that the 2027 Board would consider a proposed amendment to Article I, H2 to set a threshold for assessing essential charges beyond which the membership dues and that those proposed assessments would require membership approval. And consider an amendment to Article I, letter I to provide suspension of a member by the Board Vote to a vote by the membership to expel a member. His concern was a board could have personal biases towards members and by moving the vote to the membership it would be more a fairer system. Hank Ehrsam made a motion to accept Bob's proposal. Sharon Hipp seconded the motion. All but one in attendance voted in favor.
    - Rick introduced Al Schmitz to the membership. He is on the ballot for consideration of a Board position.
    - The Votes were received by secretary Lara Ehrsam and handed of to two non-Board members to tally. The By-Laws were approved by a 57 YES to a 7 NO vote. Al Schmitz was voted on the Board by a 63 vote (one blank) approval.

**Meeting Ended at 7:36**

**Submitted by Lara Ehrsam**