

Southview Shores Waterfront Community Association
ANNUAL GENERAL MEETING OF MEMBERS
October 25, 2025

OWNERS PRESENT:

Dan and Mary Fose—Lot 1
Mike and Carey Fose—Lot 1
Chris and April Eddy—Lot 7
Tom and Jackie Crabb—Lots 8 and 9
Bob Paterson—Lots 10 and 11
Tom and Colette Camerano—Lots 13, 14 and 52
Bart and Cheryl Brellenthin—Lot 15
Dan and Michelle Kollins—Lot 18
Peter and Chris Szponder—Lots 20 and 82
Ed and Tamy Piecko—Lot 26
Jim Carpenter—Lot 27
Jana Anderson—Lot 29
Mark Monfre—Lot 35
Rachel Fried—Lot 53
Randy Schmidt—Lot 56
Chris Orlof—Lot 72
Mike and Pam Schmitt—Lot 73
Gary and Jeanette Greco—Lot 87

CALL TO ORDER: The meeting, held at the Armenia Town Hall, was called to order at 11 a.m. by Colette Camerano (President).

CONSTITUTION OF MEETING: Colette Camerano (President) opened the meeting with introductions by all owners present. Jackie Crabb (Secretary) stated that we had a quorum for the 2025 Annual General Meeting of Members, with 22 Lot Owners present and 25 members represented by proxy. The total representation was 53%. The total membership required for a quorum is 30%.

GUEST: SCOTT BORDEAU, PRESIDENT OF PETENWELL AND CASTLE ROCK STEWARDS (PACRS):

Question to Scott: *Why is the lake so green so late in the year (October)?* Answer: The water is stratifying with the water at the bottom rising to the top bringing up trapped phosphorus. There is phosphorus always in the lake and will feed/form algae.

Question to Scott: *How do you quantify with metrics whether the lake is getting better relative to algae and if you can predict impacts in future years?* Answer: They use the feedback from landowners who are indicating improvement over years. The state has also been tracking phosphorus at Merrill and Biron, WI (north of Wisconsin Rapids) since 2000; tracking point sources and non-point sources. The trend shows reduced phosphorous input to the lake. Paper mills have been shut down and that reduced phosphorus levels. Farmers are controlling fertilizer and using best management practices to also help reduce run-off. It is also important for homeowners to reduce fertilizer from running into the lake. The DNR, Patrick Oldenburg, is lowering allowed PH levels from point sources through DNR re-permitting.

The Total Maximum Daily Load (TMDL) was approved by the DNR and EPA in 2019. PACRS helped attain \$2M in funding for the project. It allowed water monitoring for every lake, river, and creek in the Wisconsin River Basin (9,000 square miles). Lake Petenwell is in the Wisconsin Rapids watershed and Central Wisconsin watershed which also is part of the Mississippi River watershed.

Colette and Scott discussed the potential of using bio-char in the lakes to absorb phosphorus and use this for land fertilizer; this is an example of new research taking place. Many processes are difficult to scale to the level needed to impact lakes the size of Lake Petenwell.

Commercial fishing is used to harvest carp and eliminate an agitation source from releasing lake-bottom phosphorus. Scott indicated that the carp would likely sustain a high population even with such fishing, and it is not a good solution.

Processes are being explored, such as the "suck the muck" program which was \$12M for a very small lake near Madison. Many of these programs are much too expensive to sustain for Lake Petenwell.

Marathon County supplies about 30% of the nutrients coming into Lake Petenwell. Collaborations are being sustained to improve farming and other practices to reduce the pollutants and run-off into the lake/river.

PACRS continues to raise money to help water quality for Lake Petenwell, such as their Civil War painting auction online.

Water quality is a long-term issue that farmers and homeowners need to support over several generations. A single pound of phosphorus will create 500 pounds of algae. Homeowners should make sure to control fertilization so as not to add phosphorus to the lake as well as checking septic systems for proper operations. Also, homeowners are encouraged to test well water every year for the presence of nitrates that may indicate an unwanted source of pollutants.

PRESIDENT'S REPORT: Colette Camerano (President) presented a summary of Southview Shores (SVS) 2025 activity: (1) All 2025 assessment fees have been received; (2) Brad Barton installed all piers before May 1, 2025; (3) based on feedback from last year's meeting, the Board pursued litigation against the Lot 19 owner because of short-term rental violations. We took the Lot 19 owner to court and the day before he closed, the case was settled and the Lot 19 owner sold the house to Steven and Beth Barnard; (4) all property owners on

the lake (Lots 1-36) must have an approved viewshed with WRPCO (Wisconsin River Power Company) before any vegetation or trees are removed. Once a viewshed has been approved, WRPCO does NOT want it changed. We had 3 violations from WRPCO in 2025. *Contact information at WRPCO: Travis Ledvina (920)433-2582;* (5) at the Town of Armenia meeting, property owners were notified that Riglemon Appraisal Services will be starting the Town of Armenia 2026 assessments and adjust your taxes accordingly. Property owners do not have to let the assessors into your home; (6) based on last year's SVS Annual Meeting, members voted to approve the purchase of new plastic flow-through dock panels, so, in August 2025, the SVS Association purchased enough panels to change out the solid panels on Piers 3, 8, and 9. Because of the purchase of the new flow-through panels, there will be an increase in the 2026 assessment fee. In 2026, the SVS Association will order the remainder of the flow-through panels, and there will be another increase in the 2027 assessment fee; (7) in early 2025, the SVS Association lawyer recommended we consolidate the Covenants and the First and Second Amendments into a Third Amendment. The Third Amendment also added language regarding our Architectural Review Committee, which has been in place for the last 10 years. There was also a clarification made to modular homes versus manufactured homes. The Third Amendment has received 2/3 of the SVS Owners' signed Consents, so it will be recorded with the Juneau County Court and added to the SVS Website; (8) since we have 88 lots in our community and 34 homes are built or in the process (39% occupied), it is important that we all work with the Architectural Review Committee to comply with the new Third Amendment; and (9) it is recommended that all homes have their water tested annually for the presence of nitrates. Juneau County Land and Waste can test water for free. *Please see this website for further information:*

<https://www.dhs.wisconsin.gov/water/nitrate.htm>

SECRETARY'S REPORT: Jackie Crabb (Secretary) summarized the minutes from the November 9, 2024, Annual General Meeting of Members. She stated the minutes were previously approved by the SVS Board at their regular meeting. We will add the Annual Meeting Minutes on the SVS website. After a motion by Jim Carpenter and seconded by Michelle Kollins, the Secretary's report was approved by those in attendance.

FINANCIAL COMMITTEE REPORT: Dan Fose (Treasurer) said the flow-through panels will be purchased and will take two years to fund, with a total of \$34,000. The estimated checking/savings balances will be lower, because we made a deposit for the flow-through panels this year so we can purchase them with the 2025 cost, instead of the increased cost in 2026. The budget has been approved by a majority of the membership. After a motion by Jim Carpenter and seconded by Jeanette Greco, the Treasurer's financial report was approved by those in attendance.

MAINTENANCE COMMITTEE REPORT: Jim Carpenter summarized the Maintenance Committee Report because Mike Fried (Maintenance Committee Chairperson) was not available to attend the meeting. Jim discussed the following maintenance items: tree removal from trails 1, 7, and 9, added "Deed Restricted" signs at both SVS entry roads, added support poles to one SVS sign, reviewed pier lights and poles and made a recommendation to the SVS Board to replace existing pier lights with new lights and remove the poles, because the lights were not working or they were dim (the Board approved and the lights will be added to the signs by the piers in Spring 2026), and mowed SVS trails and access trails to piers twice a month. After a motion by Dan Fose and seconded by Chris Orlof, the Maintenance Committee Report was approved by those in attendance.

ARCHITECTURAL REVIEW COMMITTEE REPORT: Carey Fose (Architectural Review Committee Chairperson) presented the Architectural Review Committee activity for 2025,

including inquiries by 9 owners, 8 are closed and approved, 1 is in the process of being approved. She also mentioned that the Architectural Review Committee helps sustain home values for all property owners by complying with the SVS Covenants (and future Third Amendment).

NOMINATING COMMITTEE REPORT: Jackie Crabb (Nominating Committee Chairperson) announced the results of the Board Members to serve in 2025-2026. At the next Board meeting, the Board will elect officers to serve for 2025-2026. After a motion by Gary Greco and seconded by Rachel Fried, the Nominating Committee Report was approved by those in attendance.

WEBSITE UPDATES: Bob Paterson reported that he has been updating companies recommended on the SVS website. The SVS Facebook website is also recommended (once you are approved).

OTHER BUSINESS: None.

ADJOURN: The date of our next Annual General Meeting of Members is to be determined. After a motion by Randy Schmidt and seconded by Jim Carpenter, the meeting was adjourned. The meeting was adjourned at 12:12 p.m.

Submitted by: Jackie Crabb