

**Lake Ripley Management District
Annual Meeting Minutes
August 16, 2008**

NOTE: These minutes are considered DRAFT until approved at the next Annual Meeting of the electors.

I. Call to Order

The Annual Meeting of the Lake Ripley Management District electors was called to order by Chairman Molinaro at 10:00 a.m. on August 16, 2008, at the Oakland Town Hall. Board members in attendance: John Molinaro, Mike Sabella, Georgia Gomez-Ibanez, Gene Kapsner, Jane Jacobsen-Brown, Walt Christensen and Dennis McCarthy. Also present or signed in for the purpose of voting: Gary Zibell (Cambridge Cable TV 12), Paul Dearlove (Lake Manager), Bill Trout, Kent Brown, Ann Molinaro, Mary Shafer, Greg Shafer, Craig Kempel, Richard Kutz, Debra Kutz, Tim Lorden, Jim Degidio, Michael Molinaro, Susan Molinaro, Chuck Seeley, Dorothy Seeley, Joyce Lewandowski and Sharon Tomasello.

II. Approval of 2007 Annual Meeting Minutes

Tim Lorden moved to approve the 2007 Annual Meeting minutes as presented. Motion was seconded by Kent Brown. Motion approved 17-0.

III. Nomination of Board Candidates (Names appearing on the ballot: John Molinaro and Dennis McCarthy, incumbents)

Ballots were distributed for the purpose of filling two open positions on the Board. John Molinaro and Dennis McCarthy were the only nominees appearing on the ballot, with additional space provided for write-in candidates. No motions were made from the floor to nominate additional candidates. Eligible electors were asked to cast their ballots so they could be tabulated by the election committee.

IV. Chairman's Report

Molinaro reviewed some of the unique challenges of the past year, including record snow and rainfall events that contributed to extensive runoff and flooding. The resulting high-water conditions prompted an emergency no-wake order and contributed to shoreline-erosion concerns that are currently being addressed. To improve awareness of future emergency no-wake periods, orange flags will be flown near the public boat landing, Shore Place Beach, and next door to the cemetery. Heavy runoff also made weed harvesting more difficult due to increased algae growth, with equipment breakdowns adding to these difficulties. Dearlove and the weed-harvesting crew were recognized for their effective response. In addition, a special oversight committee was continuing to track weed-growth conditions and evaluate program performance.

Molinaro thanked the Board, including Sabella for expertly managing the District's finances, McCarthy for monitoring water quality, Gomez-Ibanez for her work at the Preserve, and Jacobsen-Brown for her Lake Watch activities. Also recognized was the Lake District Preserve Advisory Committee—now the Friends of the Lake District Preserve—for its guidance relating to the property's future management and improvement. Molinaro next thanked those who either donated or pledged money to expand the Preserve by 64 acres, and reported receiving a large grant award associated with this effort. He was also pleased to announce that progress was being made on the floodplain-elevation study. He reviewed why the study was necessary, and thanked those who helped finance its completion. Molinaro concluded with a reminder that the District continues to be engaged in numerous other lake-protection programs. He offered to address any questions pertaining to these ongoing activities during the course of the meeting.

V. Treasurer's Report

Sabella reviewed his various responsibilities as treasurer, which was primarily to safeguard the assets of the District. Other responsibilities include collecting funds and paying operating expenses, developing and presenting financial statements, and preparing staff payroll and related government reports. A comparative net asset report showing cash positions and investments as of June 30, 2007 and 2008 was presented. Total net assets as of June 30, 2008, totaled \$213,029, representing a \$20,008 increase over the prior year.

As per Section 33.29(2) of the Wisconsin Statutes, Sabella explained the Board's mandate to conduct an annual audit of the District's financial transactions. Minutes from the August 1, 2008 Audit Committee meeting and a summary report were presented. Audit Committee members consisted of electors Chuck Seeley (Chair), George Kledzik and Jim Rank. Seeley and Kledzik were present at the August 1st meeting, with Sabella in attendance to present the 2007 accounting records and answer questions. A summary letter submitted by Chairman Seeley was read into the record. The letter concluded that the financial records reflect properly, accurately and fairly the financial condition of the District for the year ended December 31, 2007.

VI. Budget and Tax Levy

Copies of the proposed 2009 budget were distributed (see attached). Molinaro noted that the budget had been duly noticed and published, and was the subject of a public hearing immediately preceding the Annual Meeting. He then summarized the budget and tax implications for the benefit of those who did not attend the hearing. He pointed out that the \$110,517 requested tax levy would remain virtually unchanged from the current year. Assuming zero growth in assessed valuation of the District, the associated mill rate would also remain about the same. ***Mary Shafer moved to approve the 2009 budget as presented. Motion seconded by Kent Brown. Discussion: Sabella emphasized that total costs would increase by \$306 under the proposed budget, representing a fraction of a percentage point difference over the current year. Bill Trout questioned the status of cost-share projects that were on a waiting list. Dearlove provided a brief status report, and estimated there were sufficient funds available to meet present obligations. Motion approved 17-0.***

VII. Approve of Land Acquisition Borrowing Authority

Molinaro reviewed plans to acquire an additional 64 acres of public land adjacent to the Lake District Preserve. While he hoped there would not be a need to borrow, such authority was sought in the event that it became necessary to close the deal. He added that both local banks had already offered to provide a low-interest loan if needed.

Mary Shafer asked how much money had been raised, and what amount the seller was asking for the property. He replied that there was a signed option to purchase for \$5,900/acre with an expiration date of October 31, 2008. An appraisal report valued the property at \$307,800, which was presented in the budget as an estimated expenditure for 2008. The budget also reflected \$2,600 in private donations as of June 30, 2008. He noted that additional donations continue to arrive, and that a \$200,000 state grant award has been promised. Additional details could not be provided due to the nature of ongoing negotiations with the seller.

Shafer offered to donate \$12,000 if she could have two acres of this land where it borders her existing residence. Molinaro replied that the Board would not be in a position to discuss that possibility until after the property is acquired.

Shafer asked how much borrowing authority was needed and how the loan would be paid back. Discussion ensued as to how such a loan might be structured and its impact on future budgets. Sabella suggested setting a \$50,000 cap on the maximum amount of debt that could be incurred. Kapsner said the

Town of Oakland received borrowing authority and imposed a similar cap for purposes of a new town hall, but a loan was never needed. Jim Degidio asked if a special meeting could be called once the numbers were worked out and a loan amount was determined. Sabella replied that there would be full disclosure of all the numbers once a deal is brokered. Bill Trout questioned whether any future land purchases would be pursued. Molinaro said any future capital acquisition needs would likely come in the form of a new used dump truck given the age of our existing equipment. He said the District was not in the business of buying land unless it served a very specific need.

Debra Kutz moved to authorize borrowing up to \$50,000, if necessary, to acquire the Johnson tract. Motion seconded by Kent Brown. Motion approved 17-0.

VIII. Tabulation of Vote and Election of Board Members

Election committee member Kent Brown reported that 23 eligible electors registered to vote, with 20 ballots being cast. Results were 16 votes in favor of Dennis McCarthy, 17 votes in favor of John Molinaro, and no write-in candidates. McCarthy and Molinaro were thereby re-elected to serve on the Board for three-year terms.

IX. Action to Repeal By-Laws Due to Inconsistency with State Statute

Molinaro reviewed the purpose of the District's by-laws in relation to its statutory obligations. Based on the advice of legal counsel, he explained that the by-laws would need to be repealed or amended by authority of the Annual Meeting to comply with recent changes to state statute. Several examples of these inconsistencies were provided, as well as certain procedural matters that were not addressed in the statutes. It was noted that, at the direction of the prior Annual Meeting, proposed amendments to the by-laws had been drafted for consideration.

Jim Degidio moved to form a committee to review the by-laws and bring any recommended changes before the Board and the next Annual Meeting. Motion seconded by Bill Trout. Discussion ensued as to how the by-laws and statutes relate to each other, and if immediate action was possible now that it was known what amendments were needed to be statutorily compliant. Degidio then requested and was granted permission by a 17-0 vote of the electors to amend his original motion. Degidio subsequently moved to accept the proposed by-law amendments, but with the condition that they receive a favorable review by an ad-hoc committee appointed by the Chair. It was further moved that any significant edits, additions or recommendations advanced by the committee go before the Board, and ultimately the Annual Meeting, for final approval. Amended motion approved 17-0.

X. Adjournment

Jim Degidio moved to adjourn at 11:30 a.m., and was seconded by Kent Brown. Motion carried 17-0.

Respectfully Submitted,

Jane Jacobsen-Brown, Secretary

Date

Recorder: PDD

2009 PROPOSED BUDGET

	2007 ACTUAL	2008 JAN-JUNE ACTUAL	2008 JAN-DEC ESTIMATED	2009 PROPOSED BUDGET
Revenues:				
Real Estate Tax Levy	\$ 67,570	\$ 73,047	\$ 110,211	\$ 110,517
Grants	15,000	-	-	-
Interest Income	9,456	3,419	6,500	-
Carry-over	39,000	2,700	2,700	1,572
Other	4,271	8,625	8,625	-
Total Revenues	135,297	87,791	128,036	112,089
Projects:				
Staff Payroll Fringes Taxes	57,735	30,106	60,211	63,163
Landowner Cost Sharing	11,362	2,223	10,000	10,000
Weed Harvesting	3,474	1,307	5,010	5,030
Lake District Preserve	660	1,325	2,000	2,000
Special Programs	1,149	10	250	250
Conservation Easements	-	-	-	-
Grant Expenses	2,602	156	-	-
Insurance:				
General Liability	1,879	-	1,879	1,879
Marine & Truck	1,053	-	1,053	1,053
Worker's Compensation	921	923	923	923
Operations:				
Legal Counsel	3,157	-	3,000	3,000
Dues & Conferences	1,353	501	928	828
Office & Community Outreach	4,287	2,649	7,585	5,963
Contingency	49	1,000	1,500	1,500
Commissioner Stipends	4,250	2,250	4,700	4,700
Rent	1,800	1,050	1,800	1,800
Capital Reserve, Land & Equipment Acquisition	10,000	-	10,000	10,000
Total	105,731	43,500	110,839	112,089
Balance	\$ 29,566	\$ 44,291	\$ 17,197	\$ -

Non-lapsible Fund:	Capital Reserve, Land & Equipment Acquisition	F.K. Elson Memorial	Friends of the Preserve	Floodplain Study	Lake Planning Grant
Estimated Balance (12/31/07)	\$ 104,315	\$ 197	\$ 1,640	\$ -	\$ -
Additional 2007 activity:					
Increase			100		15,000
Decrease					<2,602>
Final Balance (12/31/07)	104,315	197	1,740	-	12,398
2008 Estimated Additions	12,600			6,500	
2008 Estimated Interest	3,130	1	52	82	480
2008 Estimated Expenditures	<307,800>			<6,500>	<156>
Estimated Balance (12/31/08):	\$ *	\$ 198	\$ 1,792	\$ 82	\$ 12,722

* The District has an option to acquire 64 acres of land adjacent to the Lake District Preserve. This option will expire on 10-31-08. The District is currently seeking a second appraisal, government and private grants, and individual donations to aid in the acquisition of this property.