

**Lake Ripley Management District  
Meeting Minutes  
October 18, 2008**

**I. Call to Order & Roll Call**

The Lake Ripley Management District (LRMD) Board convened its regular monthly meeting at the Oakland Town Hall on October 18, 2008. Chairman Molinaro called the meeting to order at 9:00 a.m. Board members present: Mike Sabella, John Molinaro, Jane Jacobsen-Brown, Walt Christensen, Dennis McCarthy and Georgia Gomez-Ibanez. Gene Kapsner was absent. Also present were Paul Dearlove (Lake Manager), Gary Zibell (Cambridge Cable TV 12), Kent Brown, Debra Kutz and Gloria Warren.

**II. Public Comment**

There were no public comments.

**III. Approve Minutes of Last Meeting**

*Sabella moved for approval of the 9/20/08 regular and closed session meeting minutes. Motion seconded by Jacobsen-Brown. Motion carried 6-0.*

**IV. Treasurer's Report**

Sabella presented the financial statements for the nine-month period ending September 30, 2008. Handouts included Balance Sheet, Statement of Operations, Actual-to-Budget/Budget Remaining report, General Ledger and Transaction Listing. Sabella said a CD matured in September, and that proceeds were transferred to general checking in anticipation of a real estate transaction that may occur later this year. He said the account balance was fully protected by FDIC insurance. The Balance Sheet showed current assets of \$208,520.87, consisting of \$208,320.87 in general checking and \$200.00 in petty cash. Other assets included \$16,468.58 in land-acquisition costs, which amounted to \$224,989.45 in total assets. Total liabilities of \$1,746.29 consisted entirely of accrued federal and state payroll taxes. Total equity of \$223,243.16 included \$118,650.00 in restricted funds, a fund balance of \$52,786.27, and net income of \$51,806.89. This translated into total liabilities and equity of \$224,989.45.

The Statement of Operations showed revenues and expenses over both the three- and nine-month periods ending September 30, 2008. For the three- and nine-month periods, total revenues were \$45,004.45 and \$130,045.80, respectively. Revenue was primarily derived from property taxes, but also included interest income and donations. Total direct costs for each period were \$7,167.04 and \$9,546.43, respectively. Direct costs were associated with landowner cost-sharing, the floodplain study, and lake-planning grant expenses. Revenue over direct costs was \$37,837.41 for the three-month period and \$120,499.37 for the nine-month period. Total operating expenses were \$26,683.80 and \$64,961.93, respectively. Operating expenses generally related to insurance, weed harvesting, office-related expenditures, staff payroll and Board stipends. This translated into an operating "profit" of \$11,153.61 for the three-month period and \$55,537.44 for the nine-month period. After adjusting for other income and expenses, there was a net profit of \$10,215.05 and \$51,806.89, respectively.

An Actual-to-Budget/Budget Remaining worksheet was reviewed for all budget categories. The General Ledger and Transaction Listing were also reviewed. *Gomez-Ibanez moved to accept the Treasurer's Report. Motion seconded by McCarthy. Motion carried 6-0.*

**V. Lake Manager's Report**

Dearlove distributed an activity report, office phone logs and various other handouts. The status of all pending and proposed cost-share projects were reviewed in detail, including projected costs in relation to monies budgeted. He reported that the Strey/Carlson shoreline project was just completed. In addition, the Sylvan Mounds 1st Addition shoreline project was recently permitted and would be completed next month. Letters were also sent to several approved cost-share applicants to provide notification of contract-signing and project-implementation deadlines.

Dearlove next reported that the weed-harvesting equipment had been removed from the lake, cleaned and winterized, and put into storage. Cleaning took a little longer than normal due to a thick coating of zebra mussels. This led to discussion on the current zebra mussel situation, including population trends, anticipated lake response, and the lack of effective control strategies. Dearlove said an E-bulletin and press release were disseminated to

remind folks about the problem, and to advise about precautionary measures that can be taken to prevent boat engine damage. He added that another issue of contention was what, if anything, could be done to manage lake levels. To that end, he distributed a 77-year timeline documenting official actions and decisions on matters relating to the outlet "dam."

Gomez-Ibanez was recognized for all her recent help collecting prairie seed that can be used for future land-restoration purposes. Also thanked was Jacobsen-Brown for her Lake Watch efforts, and McCarthy for his water quality monitoring work this past summer.

## **VI. Old Business**

### **A. Floodplain elevation report**

Molinaro reported that the Lake Ripley floodplain study was now complete. The study showed a floodplain elevation of 837.99 feet, or two feet lower than the number DNR had proposed to FEMA. The 838-ft. elevation was historically used for regulatory purposes. He said the study results are now being certified by DNR. The Board was also informed of a \$2,500 cost overrun associated with the study. Molinaro said he asked Montgomery Associates to bill us for the \$6,000 contract amount, but that any additional payment would require Board authorization. He said the matter could be addressed at next month's meeting after a letter of explanation is received from the consultant. Regardless, he said budget limitations restricted the District's ability to cover any cost overruns. A \$1,000 pledge from the Town of Oakland was still forthcoming.

### **B. By-law committee status**

Molinaro reported that the By-Law Committee met on 10-17-08 to review the District's by-laws and governing statutes. A final report and recommendations had not yet been issued by the Committee.

## **VII. New Business**

### **A. Cost-share committee recommendations: W9031 Ripley Rd. shoreline repair; Sylvan Mounds II shoreline repair; N4189 Island Ln. shoreline restoration; W9540 Blue Jay Way rain garden; and W9184 Ripley Rd. shoreline restoration**

Molinaro and Dearlove summarized the above project proposals and committee recommendations. The committee—consisting of Molinaro and Settersten, with Dearlove serving as technical advisor—met on 10/9/08 to evaluate each project. Committee meeting minutes were distributed and reviewed.

Wood shore (W9031 Ripley Rd.): Committee proposes adding rock as bank-toe protection without destroying existing plantings that were previously cost shared. Project scored a 10. Dearlove to submit a general permit application under "moderate energy" shore classification for DNR consideration. If approved, 50% cost sharing is recommended based on a total project cost estimate of \$6,300 for 90 feet of shore. Landowner is to be responsible for replacing any damaged or destroyed plantings as a condition of approval. ***Molinaro moved to approve cost sharing of the project repair conditioned on acceptance of the DNR permit. Motion seconded by Jacobsen-Brown. Motion carried 6-0.***

Sylvan Mounds II shore (adjacent to W9031 Ripley Rd.): Committee proposes same procedure as described above and for the same purpose. Project scored a 10. If approved, 50% cost sharing is recommended based on a total project cost estimate of \$10,500 for 150 feet of shore. Landowner is to be responsible for replacing any damaged or destroyed plantings as a condition of approval. ***Molinaro moved to approve cost sharing of the project repair conditioned on acceptance of the DNR permit. Motion seconded by McCarthy. Discussion: Sabella asked how monitoring would be conducted, and whether payment would be withheld in the event of damages to existing plantings. Molinaro said he was comfortable having Dearlove make those decisions as the project manager. Motion carried 6-0.***

Hoard-Curtis Scout Camp shore (N4189 Island Ln.): Committee recommends installing riprap and restoring existing shoreland vegetation along approximately 870 feet of shore. Project scored a 12 based on the understanding that it 1) serve a public-education benefit through volunteer support and informational signage, 2) receive an outside grant to help defray costs, and 3) include the preparation of a land-management plan. Cost is undetermined but would be significant, requiring a multi-year phased approach. The Board directed Dearlove to work with the landowner on developing a specific plan, and to investigate and apply for any applicable grants.

Smyrcka rain garden (W9540 Blue Jay Way): Committee recommends offering a rebate for 50% of eligible costs up to a \$250 cap -- as per new policy adopted by the Board on 9-20-08. Project was not scored as the Committee felt it should not be funded under the general cost-share program. Landowner will be advised to remove woody brush and maintain dense, no-mow (or native) grasses on small hillside for erosion control. Gloria Warren addressed the Board as the next door neighbor of the landowner. She said she was concerned about any project that could impact runoff that currently jeopardizes her driveway and other property improvements. ***Molinaro moved to approve the 50% cost-sharing rebate up to \$250, and to work cooperatively with the down-gradient neighbor to try to resolve current runoff concerns. Motion seconded by McCarthy. Motion carried 6-0.***

Thompson shore (W9184 Ripley Rd.): Committee recommends installing riprap to reinforce a failing concrete seawall, and to plant a vegetative buffer between the riprap and the road. Project scored an 11. If approved, 50% cost sharing was recommended based on a total project cost estimate of \$14,500 for 100 feet of shore. ***Gomez-Ibanez moved to tentatively approve cost sharing of the project pending a review and approval of bids. Motion seconded by McCarthy. Motion carried 6-0.***

In other New Business, Board meetings were scheduled for the third Saturday of the month through December 2009. The Board would not meet in December or February. Future Board meetings would be as follows: 11/15 (2008), 1/17, 3/21, 4/18, 5/16, 6/20, 7/18, 8/15 (Annual Meeting), 9/19, 10/17 and 11/21.

#### **VIII. Correspondence**

- An application was received on 10-10-08 from Norman Stanley to trap at the Lake District Preserve this winter. ***Jacobsen-Brown moved to reject the application since it was received after the 9-10-08 filing deadline. Motion seconded by Gomez-Ibanez. Motion carried 6-0.***
- Letters were sent on 10-16-08 to uncommitted cost-share applicants informing them of the six-month contract-signing deadline and one-year implementation deadline. Those receiving letters included: Daniel Lorden, Jerald Gunnelson, Timothy Lorang, William McCarthy, Golfside Association (Betty Bauer, Carol Gilbertson and Mary Anne Powers), Darren Sloniger, Janice Hoiby, Thomas Staley, Jean Clark and Bill Rohloff.
- Letter was received from the Town of Oakland on 10-7-08 soliciting input on its draft land-use plan.
- Letter was sent on 10-3-08 to Andy North requesting cooperation and offering assistance with respect to maintaining adequate erosion controls at Ripley Rd. construction site.
- A Lake Ripley E-Bulletin and press release were issued on 9-26-08 regarding zebra mussels and strategies for protecting boat motors.
- A letter dated 9-18-08 was received from DNR approving a lake-planning grant extension until 12/31/09.

#### **IX. Closed Session [short update pertaining to planned purchase of public properties as per Wis. Stats. Sec. 19.85(1)(e)]**

***Sabella moved to enter into Closed Session at 10:47 a.m. Motion seconded by Gomez-Ibanez. Motion carried by a unanimous roll call vote.***

***Gomez-Ibanez moved to return to Open Session at 11:20 a.m. for the purpose of adjournment. Motion seconded by Christensen. Motion carried 6-0.***

#### **XI. Adjournment**

***Christensen moved for adjournment at 11:20 a.m. Motion seconded by Gomez-Ibanez. Motion carried 6-0.***  
Meeting adjourned. Next meeting: November 15, 2008

Respectfully Submitted,

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Jane Jacobsen-Brown, Secretary

Date

Recorder: PDD