



# Whitewater-Rice Lakes Management District

P.O. Box #301 • Whitewater, Wisconsin 53190

[www.whitewaterlake.org](http://www.whitewaterlake.org) • [www.gwlpoa.org](http://www.gwlpoa.org)



## Message from the President

I continue to believe that both Rice and Whitewater Lakes are healthy and a wonderful place to live.

I advised you at the last annual meeting in August, 2010 and also on our website that we now have Zebra Mussels in our lakes, as do all lakes in Southern Wisconsin. These small shells attach themselves to rocks, piers, etc. and are quite sharp, cutting your skin on contact. I recommend wearing water sandals and/or gloves when working around your docks or walking along shorelines.

Randy Cruse, a lake resident, has informed me that eleven homes and two lots sold on the lakes from January through November, 2010. Hopefully, people will continue to recognize our area as an incredible place to live or own a second home. GWLPOA, The Minneiska Ski Team and our combined website continue to complement our lakes and contribute to the lifestyle we all enjoy.

## Special Recognition

Board Commissioner Jim Felland has been on our board for 8 years with over-site responsibility for the purchasing and maintenance of our equipment. He will not seek another term.

Board Commissioner Bill Watt served on the Board for 5 years, responsible for chemical spraying and special projects. Bill and Kathleen sold their home in May, 2011 relocating to Florida, resulting in Bill's resignation.

Board Commissioner Andy Wojdula's term expires August, 2011 and he has elected to not stand for an additional term. Andy oversaw weed harvesting operations, as well as participated in the 1986 district formation, and served on the boundary configuration and goose committees.

Please join me in thanking all three for their years of service in making our lakes a better place for all of us to enjoy. 🐦

## 2011 Finances Wrap-Up

This year we did not need to spray as much so weed and chemical budgeted spending are both down. We have left the weed projections normal for the remaining 2 months though in case we get a surprise. As of this writing, weeds are down most likely from our prior intensive spraying program, and the long and cold winter snow cover.

Due to Andy Wojdula's initiative, we have separated Repairs and Maintenance from Weed and Bog Harvesting. They now stand alone so we can better track what has become a significant spending item for us. We will ask you to approve this top budget change going forward.

On the negative side, repairs and maintenance are the highest ever due to years of hard use and no formal equipment service program. When something broke we fixed it but the duct tape approach is no longer viable. Jim Felland, Jeff Widner and I spent months this year touring other districts, taking pictures and bringing in a consultant to evaluate the equipment. Some of the equipment is reaching the end of asset life but there has never been a plan to address refurbishment, remanufacturing or replacement. We have now created a 10 year plan to restore all equipment to fully useful life or replacement. Pictures of the problems and the plan itself will be presented at the annual meeting. We would like to thank the membership who recommended this project at the last annual meeting. Brad Corson, who has been a major player in our accounting changes, will then present the 2012 budget and how the equipment program may be funded in the future. 🐦



July 15, 2011

## Nominees for the Board

### Lawrence (Larry) Brady

My wife, Natalie, & I currently reside in Medinah, IL & have been property owners on Whitewater Lake for eight years & prior to that, we owned property on Lauderdale Lake for 22 years.

I have a BEE degree from Marquette University in Electrical Engineering & a MBA from Loyola (Chicago) University.

I am currently a Sales Manager for CE Niehoff & Co. I owned a construction company in Skokie, IL for nine years & have held numerous sales and marketing positions with companies located in the Chicago area.

I have served on a number of community boards & associations, including as VP of the Medinah Home Owners' Association, President of the Fenwick High School Fathers Club and a member of the Fenwick High School Strategic Planning committee.

With my experience in the above positions, I believe I would be an asset to the position of Commissioner for Whitewater & Rice Lakes.

### Brad Corson

Brad and his wife, Dawn, have been property owners on Whitewater Lake for 16 years and have been full time residents since 2009. Brad has been an active member of the Whitewater/Rice Lake Management District since 2009 in the capacity of Audit Committee Chairman. Through this role, he has gained detailed knowledge of operational and financial matters of the Whitewater Lake Management Association. He is an experienced business manager with a financial background having recently retired from the position of Vice President of Accounting with Hyatt Hotels Corporation after 32 years. He graduated from Florida State University with a Bachelors of Science in Hotel & Restaurant Administration.

### Chuck Chamberlain

My wife, Kathy, and I reside in McHenry, Illinois and have been proud property owners on Krahn Drive, Whitewater Lake for nearly 40 years. I was a supporter in creating the Whitewater-Rice Lakes Management District in 1986 and an active member of the Greater Whitewater Lakes Property Owners Association.

I am a graduate of Northern Illinois University with an MS degree in Industrial Technology. Currently, I am the Director of Summer School, Evening Programs and Continuing Education with Township High School District 211 in Palatine, Illinois.

I have extensive training and experience in electronics, woodworking, metals/welding fabrication, power mechanics and the building trades. I believe my background would be an asset to the Whitewater-Rice Lake Management District's commissioner position

### Ernest J. Roy

Ernie has over 40 years in the construction business and his education includes a Bachelor of Arts in General Business Administration from Michigan State University. He has experience working as a subcontractor, General Contractor, Construction Consultant, Developer, and owned his own Development and Contracting Firm since 1991. Since 1997 he has specialized in Veterinary and Pet related projects. He was a member of the McHenry County Economic Development Corp. in Illinois and was the chairperson for the Marketing Committee for about 3 years.

He and his wife, Lillian, bought on Whitewater Lake in 2003. He has been semi retired since 2008 and spends much of the time up at their cottage on the Lake.

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## Weed Spraying and Water Quality

Lakes and Ponds Solutions won the bid to do chemical spraying this year. Accompanied by DNR biologists, they surveyed weed growth in April finding Eurasian Milfoil and Curly Leaf Pondweed in the following amounts: Whitewater Lake 30.01 acres of EWM and 18.56 acres of CLP; Rice Lake 4.44 acres of EWM and 0.80 acres of CLP. This was significantly less than last year despite surveying a month later. Spraying was therefore authorized in May on 3 sections of the east and west sides of the south lobe, a small section of West Lake Shore Dr., the northern section of Ridge Rd. and northern end of the northeast lobe, and two areas on Rice lake. Authorized

permits and maps of the areas sprayed were posted on our website. Anecdotal reports since then have found some invasive weeds, but not many. Native weeds may not be sprayed by DNR regulation.

Water samples submitted to a Madison laboratory found that all measures were low, normal or good with two exceptions. Total hardness was ranked "Very Hard" due to calcium minerals in the bedrock. Total Kjeldahl Nitrogen was ranked "Elevated" which could indicate potential organic growth impacts. The other measures were for pH, conductivity, alkalinity, phosphorous, other nitrogen, chloride, sulfates, sodium, potassium, turbidity and color.

### Summary Operations Budget

	2009 Actual	2010 Actual	2011 Projection	2012 Proposed Budget	2012 Proposed vs 2011 Projection	
					Increase (Decrease)	% Change
Revenue - Tax Assessments	\$138,128	\$149,012	\$157,150	\$158,900	1,750	1%
Interest Income (1)	\$1,391	\$ -	\$ -	\$ -	0	0%
Contributions & Other	\$1,568	\$3,217	\$185	\$200	15	8%
Total District Revenue	141,087	152,229	157,335	159,100	1,765	1%
Operating Expenses						
Weed Harvesting (2)	18,803	20,525	14,012	16,000	1,988	14%
Chemical Treatment & Other	27,837	52,861	40,014	40,300	286	1%
Bog Removal	72,873	50,781	57,250	57,300	50	0%
Repairs & Maintenance	24,890	25,121	33,837	29,000	-4,837	-14%
General & Administrative	13,310	14,080	18,665	16,500	-2,165	-12%
Total Operating Expenses	157,713	163,368	163,778	159,100	-4,678	-3%
Transfers To/(From)						
To Capital Reserve Fund (3)	-16,500	-5,861	-802	-	802	
To Next Years' Operations	-24,245	-7,245	0	-	0	
From Prior Years' Operations	57,371	24,245	7,245	-	-7,245	
Net transfers	16,626	11,139	6,443	-	-6,443	
Net surplus/ (deficit)	0	0	0	0		
Assessed Valuation (000 omitted)	\$267,693	\$267,693	\$267,693	\$267,693		
Change from Prior Yr	-1%	0%	0%	0%		
Mil Rate	\$0.52	\$0.56	\$0.59	\$0.59		
Average (Appr 705 Tax Parcels)	\$195.93	\$211.36	\$222.91	\$225.39		

Notes:

- 1 Bank rates remain under 1%
- 2 Chemical spraying and high water have caused fewer weeds, but Aging equipment and heavy bog use are causing higher repair costs
- 3 Assumes approval to transfer 2011 surplus Capital Fund

### Capital Reserve Fund

	2008 Actual	2009 Actual	2010 Actual	2011 Projected	2012 Budget
Beginning Fund Balance	\$52,140	\$63,301	\$78,213	\$62,257	\$60,259
Additions:					
Transfer from Operations	10,000	16,500	5,861	802	-
Budgeted capital assessments					30,000
Interest income earned/transf'd	2,051	1,303	706	200	-
Total Additions	12,051	17,803	6,567	1,002	30,000
Expenditures					
Equip. purchases net of trade	-890	-2,891	-22,523	-3,000	-2,500
Major overhauls (1)	-	-	-	-	-21,696
Total Expenditures	-890	-2,891	-22,523	-3,000	-24,196
Ending Fund Balance	\$63,301	\$78,213	\$62,257	\$60,259	\$66,063

## Budget Hearing and Annual Meeting Agenda

**Where:** Lakeview Elementary School, W 8363 R & W Townline Road

**When:** 9 AM • August 27, 2011

- 9:00 Opening remarks by Brian Morris - Chairman  
Approval of Minutes from 2010 Annual Meeting
- 9:20 Review  
Presentations by Commissioners:  
Weed Spraying .....Rich Charts  
Equipment.....Jim Felland  
Weed Harvesting .....Andy Wojdula  
Bog Removal .....Brian Morris  
Financials .....Brad Corson-Rich Charts
- 10:00 Introduction of Candidates followed by owner voting  
Larry Brady - bio      Chuck Chamberlin - bio  
Brad Corson - bio      Ernie Roy - bio
- 10:15 Presentation by Committees  
Goose Depredation.....Dave Clevens  
Fish Stocking .....Tom Potrykus  
Ordinance update .....Ernie Roy  
Audit .....Brad Corson
- 10:45 Input from Towns of Richmond and Whitewater
- 11:00 Open Discussion
- 11:30 Adjourn

## Wake Up Time

*The Whitewater Lioness  
will have available  
coffee and sweets  
between*

*8 am and 9 am*

*for your enjoyment prior  
to the annual meeting.*

*Monies collected will  
enhance our treasury to  
help a needy Whitewater  
family we adopt each  
year through the  
Food Pantry.*

*We purchase school  
supplies, Thanksgiving  
Dinner, Christmas  
Dinner and gifts, and  
also Easter Dinner and  
baskets. Any support  
for this fund raiser  
would be very much  
appreciated.*

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