

HARMONY GROVE LAKE PROTECTION & REHABILITATION DISTRICT

2021 ANNUAL MEETING

August 21, 2021 - 9:00 AM

Lodi Town Hall

W10919 County Road V

Lodi, WI

Notice of the Annual Meeting of the Harmony Grove Lake Protection and Rehabilitation is hereby given to all electors within the district and to all owners of property within the district.

Discuss and act upon the following

- 1) Call to Order
- 2) Board Chairman's Report
- 3) Citizen Input
- 4) Approve August 15, 2020, Annual Meeting Minutes (*attachment*)
- 5) Treasurer's Report (*attachment*)
 - a) FY2021 Year-End Account Balances
- 6) Approve FY2022 Proposed Budget: July 1, 2021-June 30, 2022 (*below*)
- 7) Nomination and Election of Board Members
- 8) Adjourn

HARMONY GROVE LAKE PROTECTION & REHABILITATION DISTRICT		
FY2022 Proposed Budget Information Sheet		
July 1, 2021 - June 30, 2022		
	Actual FY2021	Proposed FY2022
BANK BALANCE FORWARD (July 1, 2020)	\$49,340.70	\$29,760.50
RECEIVABLES		
Annual Assessments *	\$0.00	\$19,200.00
Dredging Assessments **	\$27,463.48	\$26,686.20
Delinquent Assessments ***	\$1,339.09	\$379.09
Interest on Past Due Assessments ***	\$101.54	\$100.00
Home Sales & Processing Fees	\$1,519.11	\$2,000.00
Interest on Savings Account	\$20.25	\$30.00
Total Receivables / Revenues	\$30,443.47	\$48,395.29
Total Balance & Receivables/Revenues	\$79,784.17	\$78,155.79
EXPENDITURES		
Audit	\$675.00	\$675.00
Insurance	\$1,394.00	\$1,400.00
Weed spraying	\$21,527.50	\$27,000.00
Buoy replacements	\$4,471.10	\$0.00
Buoy installation / removal	\$500.00	\$750.00
Annual Trust Fund Loan Payment	\$20,688.78	\$0.00
Trust Fund Loan Prepayment (including interest)	\$0.00	\$0.00
Undesignated / discretionary funds	\$344.96	\$2,000.00
Postage/web/office	\$227.32	\$300.00
Newspaper ads	\$195.01	\$300.00
Total Expenditures	\$50,023.67	\$32,425.00
Bank Balance (June 30, 2021)	\$29,760.50	
Estimated Bank Balance (June 30, 2022)		\$45,730.79

HARMONY GROVE LAKE PROTECTION & REHABILITATION DISTRICT
2020 ANNUAL MEETING MINUTES
August 15, 2020 / 9:00 A.M.
Lodi Town Hall, W10919 County Road V, Lodi, WI

Present:

Jim Matras	Chairman
Cathy Farin-Rusk	Board Member
Mark Stace	Board Member
Vicki Halverson	Secretary/Treasurer
Herb Hansen	Columbia County Liaison

Eleven homeowners were in attendance

Absent:

Aaron Arnold Town of Lodi Liaison

- 1) Call to Order: Matras called to order at 9:02 a.m.
- 2) Board Chairman's Report:
 - Matras will contact DNR regarding the progress on stabilizing the bank on the south shore of Channel E, which has been eroding for many years; the homeowner (i.e., Mike O'Mara) is responsible for stabilizing the bank; dredging cannot be done until bank is stabilized.
 - Matras said a second treatment of the channels to control for native species that impede navigation on the channels will depend on weed growth.
- 3) Citizen Input:
 - Homeowner on Eagle Drive reported that a large bog across from their property had broken off the south shore of Channel E and it was floating in the channel and impeding navigation. Matras replied that he would call the DNR regarding the matter.
 - Homeowner inquired about 'catch pond' on the east side of Park Street and asked if it was required that it be dredged every 10 years. Matras replied that it is not the Lake District's responsibility to maintain the pond, but he would contact the town's liaison, Aaron Arnold.
 - Halverson reported that the State Trust Fund Loan for the dredging project would be paid off in March 2021 but there are still some homeowners who owe for their allocation of the project.
 - New shallow water buoys are being purchased and will be placed at the mouth of the channels in the spring.
- 4) Nomination and Election of Board Member:
 - Cathy Farin-Rusk indicated that she would not seek a second term on the board.
 - Jennifer Zumm self-nominated herself to the board.

Motion: Halverson moved to accept the nomination; Hansen seconded.

Vote: Zumm was elected by a show of homeowners' hands.
- 5) Approve August 17, 2019, Annual Meeting Minutes:

Motion: Stace moved to approve the minutes; Farin-Rusk seconded.

Vote: The motion passed.
- 6) Treasurer's Report:
 - *Account Balances:* Halverson reported that as of June 30, 2020, the Lake District's fund balance totaled \$49,340.70
 - *Home Sales and Dredging Assessment Prepayments*
 - Halverson reported that delinquent assessments from 2018 and 2019 totaled \$1,718.18
 - The State Trust Fund Loan for the dredging project would be paid off on March 15, 2021.

Motion: Hansen moved to accept the Treasurer's report; Stace seconded the motion.

Vote: The motion passed.

7) Approve FY2021 Proposed Budget: July 1, 2020 - June 30, 2021:

HARMONY GROVE LAKE PROTECTION & REHABILITATION DISTRICT	
FY2021 Proposed Budget Information Sheet	
July 1, 2020 - June 30, 2021	
	Proposed FY2021
BANK BALANCE FORWARD	\$49,340.70
RECEIVABLES	
Annual Assessments	\$0.00
Dredging Assessments	\$27,463.50
Delinquent Assessments	\$1,718.18
Interest on Past Due Assessments	\$50.00
Home Sales & Processing Fees	\$4,000.00
Interest on Savings Account	\$40.00
Total Receivables / Revenues	\$33,271.68
Total Balance & Receivables/Revenues	\$82,612.38
EXPENDITURES	
Audit	\$650.00
Insurance	\$1,318.00
Weed spraying	\$16,000.00
Buoy replacements	\$7,000.00
Buoy installation / removal	\$1,000.00
Annual Trust Fund Loan Payment	\$22,575.79
Trust Fund Loan Prepayment (including interest)	\$4,000.00
Undesignated / discretionary funds	\$2,000.00
Postage/web/office	\$300.00
Newspaper ads	\$300.00
Bank fees	\$0.00
Total Expenditures	\$55,143.79
Balance	\$27,468.59

Motion: Stace moved to approve the budget; Hansen seconded the motion.

Discussion: None.

Vote: The FY2021 budget was approved by a show of homeowners' hands.

8) Adjourn: There being no further business, Halverson moved to adjourn the meeting; Farin-Rusk seconded the motion. The meeting adjourned at 10:14 a.m.

Respectfully submitted,

Vicki Halverson

Secretary/Treasurer

Treasurer's Report

June 30, 2021, Board Meeting

Account Balances	
Money Market Account balance (as of June 30, 2021)	\$29,760.50
Delinquent Annual Fee & Dredging Assessments	
2019 Assessments Due (Donna Correll/Parcel #1000)	\$379.09
State Trust Fund Loan Balance	
Paid in full 3/15/2021	\$0.00

Expenditure Budget Balances as of June 30, 2021

Category	Adopted Budget	Expenses	Balance
EXPENSES:			
Audit	\$650.00	\$675.00	(\$25.00)
Insurance	\$1,318.00	\$1,394.00	(\$76.00)
Weed spraying	\$16,000.00	\$21,527.50	(\$5,527.50)
Buoy replacements	\$7,000.00	\$4,471.10	\$2,528.90
Buoy installation / removal	\$1,000.00	\$500.00	\$500.00
Annual Trust Fund Loan Payment*	\$22,575.79	\$20,688.78	\$1,887.01
Trust Fund Loan Prepayment	\$4,000.00	\$0.00	\$4,000.00
Undesignated / discretionary funds	\$2,000.00	\$344.96	\$1,655.04
Postage/web/office	\$300.00	\$227.32	\$72.68
Newspaper ads	\$300.00	\$195.01	\$104.99
Bank fees	\$0.00	\$0.00	\$0.00
*The \$1,887.01 balance on the Trust Fund Loan was paid on March 17, 2020, as a prepayment; the loan balance is \$0.00.			

Revenue Budget Balances as of June 30, 2021

Category	Adopted Budget	Collected	Balance
RECEIVABLES:			
Annual Assessments (Tax year 2020)	\$0.00	\$0.00	\$0.00
Dredging Assessments (Tax year 2020)	(\$27,463.50)	\$27,463.48	\$0.00
2018 & 2019 Delinquent Assessments	(\$1,718.18)	\$1,339.09	(\$379.09)
ANTICIPATED RECEIVABLES:			
Interest on Delinquent Assessments	(\$50.00)	\$101.54	\$51.54
Dredging Prepayments - Home Sales	(\$3,900.00)	\$1,469.11	(\$2,430.89)
Processing fee for home sales	(\$100.00)	\$50.00	(\$50.00)
Interest on Savings Account	(\$40.00)	\$20.25	(\$19.75)