



LDHA ANNUAL MEETING

(Meeting Packet Attached)

SATURDAY, AUGUST 23, 2025 * 10:00 AM * LDHA PAVILION

HOW TO ATTEND / JOIN THE MEETING

OPTION 1: JOIN IN PERSON - LOCATION: LDHA Pavilion

OPTION 2: JOIN US ONLINE using your computer, tablet, or smartphone

Step 1: Register for the meeting at <https://bit.ly/ldha2025>

Step 2: Receive a registration email (check your spam folder if you didn't receive one)

Step 3: On the day of the meeting, click the JOIN MEETING link in the email and follow the instructions to connect. We advise you to login in early in order to trouble shoot any connection issues.

OPTION 3: PHONE IN Once you have connected to the meeting, you'll have the option to dial in via telephone.

You can also register for the meeting using this QR Code



HOW TO SUBMIT QUESTIONS & REQUEST TIME TO SPEAK

We invite you to submit a question related to the annual meeting agenda ahead of time.

We kindly request that questions are submitted **prior** to the meeting to ensure the Board has time to prepare a complete response during the meeting. Questions are requested by Wednesday, August 20th.

OR

You can also request time to speak during the designated Q&A time.

Time will be available during the Member comment and questions agenda item under New Business. We kindly ask that you write down your questions and ask them during the time allocated on the agenda. Please keep in mind that any questions not previously submitted may need to be researched by the Board at a later date.

Questions and requests to speak must be received no later than Wednesday, August 20th.

Email to: secretary@ldhabod.org

Mail to: LDHA, PO Box 481, Delavan, WI 53115

Deliver to: LDHA designated mailbox: 3804 N CHANNEL DR (Mike Revolt)

If you mail in a question, please ensure there is sufficient time for the mail to be received prior to the meeting date and by the deadline.

All requests should include:

1. Member name and address,
2. Phone number or email address (in case we have questions or need clarification), and
3. Question or topic to be addressed if requesting time to speak.

HOW TO VOTE

Voting will be done electronically again this year. The option for a paper ballot still exists but must be requested prior to the meeting.

Electronic voting information will be sent in a separate email before the meeting with **YOUR** special access code to vote. Voting will open on August 23rd at the meeting as the last agenda item and will close at 3:00 PM on August 24th.

To vote visit: <https://ebv.io/m/LDHA/2025annual> (link is case sensitive, be sure to type exactly as shown). The link will ask for your specific access code that you received. You will need this information to access the ballot. If you do not receive an email prior to the meeting with your voting access code, please contact secretary@ldhabod.org.

Results will be shared after electronic voting ends. Membership will be notified of the voting results via email.

2025 BALLOT

1. Do you approve the August 24, 2024, Annual Meeting minutes?

Yes

No

2. Do you approve the proposed 2026 budget?

Yes

No

3. Do you approve the Bylaw change increasing the expenditure amount needing full member approval from \$10,000 to \$15,000?

Yes

No

4. Please vote for 3 directors for the LDHA Board.

- a. David Gertz

- b. Matt Kelly

- c. Jim Palm

ANNUAL MEETING AGENDA

AUGUST 23, 2025

10:00 AM

- I. CALL TO ORDER AND ROLL CALL
 - a. Pledge of Allegiance
 - b. Quorum
 - c. Housekeeping and Reminders

- II. STATE OF THE HIGHLANDS
 - a. 2025 Accomplishments
 - b. 2026 Proposed Plans and Projects

- III. OFFICER REPORTS
 - a. SECRETARY REPORT
 - i. 2024 Annual Meeting Minutes Approval
 - ii. 2026 Board Meeting Dates
 - b. TREASURER REPORT
 - i. 2024 Year End Financials
 - ii. 2025 Year to Date Financials

- IV. COMMITTEE REPORTS
 - a. DOG PATROL/PAVILION RENTALS/KAYAK STORAGE RENTALS COMMITTEE
 - b. GOLF CARTS COMMITTEE
 - c. LEGAL COMMITTEE
 - d. INVESTMENT COMMITTEE
 - e. PIERS COMMITTEE
 - f. BEACH AND PARK COMMITTEE
 - g. INFRASTRUCTURE COMMITTEE
 - h. PROPERTY MANAGEMENT COMMITTEE

- IIV. PRESENTATION OF 2026 BUDGET

- IIIV. PROPOSED BYLAW CHANGE

- IX. 2026 BOARD CANDIDATES

- X. NEW BUSINESS
 - a. Member Questions

- XI. CLOSING
 - a. Ballot Items
 - b. How to Vote
 - c. Adjourn Meeting

Lake Delavan Highlands Association
Annual Members' Meeting Minutes
Saturday, August 24, 2024
Russo Pavilion

CALL TO ORDER: 10:13 AM

PLEDGE OF ALLEGIANCE

BOARD AND MEMBERS INTRODUCTION: President Mike Tarro, Vice President Andy Spalding, Secretary Rosalind Duczak, Directors Tom Brown, Matt Kelly, Tim Nellis, Jim Palm, Karyn Romano, Bookkeeper Eleanor Spalding, Recording Secretary Cynthia Palm

EXCUSED ABSENCE: Treasurer Vickie Vitez

HOUSEKEEPING AND REMINDERS: Secretary Rosalind Duczak

Congratulations to the Mike Tarro family on the birth of their daughter, Leni.

Our sincerest condolences to the Vickie Vitez family on the loss of their mother.

Members present - 56, members present electronically - 12, totaling 68 members. Percentage needed to achieve a quorum is 30%, or 57 members.

QUORUM ESTABLISHED: The Lake Delavan Highlands Association Members' Meeting successfully established a quorum. A quorum is obtained by member attendance taken before the meeting is called to order.

Members in the LDHA - 192

Members not in good standing - 3

Total of Members in good standing - 189

The eligible voters list is available for perusal.

PRESIDENT'S REPORT/REMARKS:

Voting for this meeting is done by using electronic software. It will begin today, Saturday, 08-24-24 at 1:00 PM. Log in using your identifier and personal access code. Voting will conclude tomorrow, Sunday, 08-25-24 at 3:00 PM at which time this meeting will adjourn.

Pavilion rental is \$200. The deposit is \$200.

Road repairs will begin after Labor Day.

Channel Bank washout - coming up with a remedy has been hard as reengaging with Rock Road and Geosyntec has been difficult.

Fundraising - We will continue with the Beautification Foundation, keeping within the confines of the 501c3 laws.

A 50-50 Raffle can be a year-long process or done on the day of the event.

It has been suggested that we have a member focused meeting in the Spring to share opinions.

The golf cart path to the eagle is a disaster. The north shoreline of the area is being attacked by muskrats. We need to deal with the DNR.

A quarterly or biannual newsletter has been brought up. Anyone interested kindly contact the Board.

TREASURER'S REPORT: Bookkeeper Eleanor Spalding

As of July 31, 2024

ASSETS

Current Assets

Checking/Savings

Town Bank - Contingency 50,412.73

Town Bank - Main 50,873.61

Town Bank - Special Events 5,141.67

Vanguard 109,595.49

Total Checking/Savings 216,023.50

Accounts Receivable 161,331.43

Total Current Assets 377,354.93

Fixed Assets 126,630.74

TOTAL ASSETS **503,985.67**

LEGAL COMMITTEE REPORT: President Mike Tarro, Secretary Rosalind Duczak, Bookkeeper Eleanor Spalding

Any events at the beach not sponsored by the Board of Directors (BOD) must obtain a waiver, sign a release form to indemnify the Association, and possess adequate insurance to be determined by the BOD.

INVESTMENT COMMITTEE REPORT: President Mike Tarro, Member George Duczak, Treasurer Vickie Vitez

The Vanguard Account

- was established in 2018,
- consists of three mutual funds,
- has no management fees.

As of Friday, 08-23-24 at 3:00 PM the balance was \$110,685.81. For future reference, go to the Vanguard Resource Center.

BEACH AND PARK COMMITTEE REPORT: Vice President Andy Spalding, Director Tom Brown

See packet.

PIERS COMMITTEE REPORT: Vice President Andy Spalding, Director Tom Brown

See packet.

INFRASTRUCTURE COMMITTEE REPORT: Directors Tim Nellis, Jim Palm, Matt Kelly

See packet.

GOLF CARTS AND PAVILION RENTAL COMMITTEE REPORT: Treasurer Vickie Vitez, Secretary Rosalind Duczak

There is one Pavilion rental in the month of September.

SPECIAL EVENTS COMMITTEE REPORT: Secretary Rosalind Duczak, Director Karyn Romano

There is an evening potluck dinner scheduled in September and the chili fest in October.

A motion was made by Director Tom Brown to approve all Committee Reports. It was seconded by Director Jim Palm. All present voted for and zero against. The motion carried.

2025 BUDGET PRESENTATION: President Mike Tarro

Please see the packet for the proposed 2025 Budget, and p.24 in the packet, the Comparative Analysis.

We have more to maintain in the Highlands than the other neighboring associations and take in the least amount of money.

2025 CANDIDATES:

President Mike Tarro, Vice President Andy Spalding, and Director Tim Nellis are running unopposed.

NEW BUSINESS: Answers to emailed questions:

- There are 192 members with 3 members not in good standing. Of this number, 189 members are eligible to vote, and a quorum will be established when 57 members are present at the meeting either in person or electronically.
- We will conduct the voting the same way we did last year. The voting will begin at the end of the meeting and will last until Sunday, August 25, 2024, at 3:00 PM. After the voting is complete, we will post the results via email blast. The meeting will officially be adjourned.

- We received competitive bids for road repairs and tree removal. When we have someone like Mike Revolt, who is doing a great job, who is generous with his time, and we receive a lot of extras at no expense, we are not going to solicit bids.
- The Vanguard and Contingency Accounts total approximately \$150K. Currently a “reserve fund” does not exist. The Treasurer was stating this as a conservative approach/rule of thumb. The Contingency Fund was drained almost completely during the Channel Bank Project, thus there was not enough to properly operate until we were reimbursed with the DNR Grant. She was referring to the Contingency Fund having a balance of 100% of assessments as a best practice. Vanguard will not be touched except in emergencies.
- We intend to commence road repairs/repaving at some point after Labor Day weekend.
- The Channel Bank Project does not constitute a catastrophic event. Such events are immediate and completely unplanned. We planned to repair the channel banks for over a year and held a member vote to approve. If someone dies and there is an unexpected lawsuit, the Vanguard account would not even cover an attorney’s retainer.
- The \$14,220.00 increase in the cleaning and mowing of the beach and channel is for items that were not budgeted for last year. These include: 1. Weed-pull \$7,500.00 (77% increase over the last 3 years) where they wanted to charge \$10,000.00 and we scaled it back; 2. Goose Roundup \$4,990.00. We will itemize these on the budget to provide more detail in the future.
- We intend to resume mowing the tops of the channel banks as soon as possible subject to DNR approval.
- The rental fee for the Pavilion is \$200.00, and the deposit is \$200.00. The cost on the Pavilion rental form is correct.
- In August of 2018, the Vanguard Account began with a deposit balance of \$50,000.00. The money was invested in 3 Mutual Funds: 1. VFIAX Vanguard 500 Admiral CL; 2. VIGAX Vanguard Growth Index Admiral CL; 3. VTSAX Vanguard Total Stock Market Index Admiral CL. The balance as of 08-23-2024 was \$110,685.81.
- No one manages the account, so costs are minimal and there are no management fees. Fees are \$25.00/Mutual Fund/annum and \$25.00 per transaction. The Investment Committee consisting of President Tarro, Treasurer Vitez, and Member George Duczak oversee the account. This is a passive investment, so it is a “buy and hold” strategy replicating the equity market. There is no trading in and out of the position. The beginning and ending balances are given in the Investment Committee Report every month at the BOD meeting. The minutes are posted to the website.
- The total return in the Vanguard Account in the last 3 years is 120%.
- No interest income in our Vanguard. There is no interest income with stocks, interest income comes from fixed income securities or bonds. Stocks do not pay interest. When you sell stocks, you pay capital gains tax which could be upwards of 530 depending on how we file.
- Regarding road repairs, each section of the road will cost about \$35,000.00 to repave excluding any unforeseen issues once the road is opened up. We should anticipate overages for issues like on Beach where we will need to account for slope so there is proper water run-off and drainage.
- The SD Maintenance is for tree service such as when our tree fell on the Milton house this summer. The boat launch needed to be cleared, and trees trimmed overhead for safety issues. The cost was \$2,100.00 for both.

Member's questions/comments at the meeting:

- J. O'Connor - Agrees with raising assessments.
- F. Finn - Include an automatic yearly cost of living increase for the assessments.
- M. Mlynarski - Agrees with yearly cost of living increase.
- P. Stolcers - Agrees with cost-of-living increase.
- C. Black - Is concerned that a yearly cost of living increase per lot could get costly and members may move.
- N. Saha - Cap a cost-of-living increase at 5 years.
- G. Duczak - Suggested a \$150.00 increase per lot for assessments and a 4% cost of living increase for 5 years.
- *A motion was made by Member F. Finn to include on the ballot a 4% cost of living increase per annum for the next 5 years beginning in 2026. It was seconded by member D. Freeman.*
- K. Rodway - Does this increase require a bylaw change? No
- M. Mlynarski - Is the new ballot in the packet? No, but we will add it.
- K. Faltinsen - Why do we not use the audio system? We just figured out how to use it.
- B. Hammer - When does the cost-of-living increase begin? 2026
- C. Henninger - When do we finish the voting? It is over by 3:00 PM tomorrow, August 25, 2024.

Meeting dismissal until tomorrow, August 25, 2024: 11:54 AM

2024 LDHA Annual Meeting Voting Results:

96 ballots submitted of 188 eligible voters (1 spoiled, 1 opened) - 51%

3 ballots were added after the election started.

189 emails sent - 0 notices queued.

Do you approve the minutes of the 2023 Annual Meeting?

Yes - I approve 90 votes (93.75%)

No - I reject 6 votes (6.25%)

*Board of Directors Vacancies filled**

Tim Nellis* 75 votes (32.33%)

Andy Spalding* 83 votes (35.78%)

Mike Tarro* 74 votes (31.90%)

Do you approve the 2025 budget, which includes a \$100 per lot assessment increase?

Yes - I approve 75 votes (78.13%)

No - I reject 21 votes (21.88%)

Beginning in 2026, there will be a 4% increase in annual assessments each year for the next five years.

Yes - 66 votes (68.75%)

No - 30 votes (31.25%)

An online motion was made by Director Brown to adjourn the 2024 Annual Members' Meeting at 3:30 PM on August 25, 2024. It was seconded by Vice President Spalding. Nine voted for and zero against. The motion carried.

The Lake Delavan Highlands Association Annual Members' Meeting adjourned at 3:30 PM on August 25, 2024.

Respectfully submitted,

Cynthia L. Palm

CLP

2026 LDHA BOARD MEETING DATES

March 21, 2026

April 18, 2026

May 16, 2026

June 20, 2026

July 18, 2026

August 22, 2026 (Annual Meeting)

September 19, 2026

October 17, 2026

November 21, 2026

2026 SPECIAL EVENTS

Town Hall/Volunteer Day - TBD

Youth Fishing Derby – June 6, 2026

Fun Fair – July 4, 2026

50/50 Raffle – August 22, 2026

TREASURER REPORT

Vickie Vitez

We paid an additional \$11,509.91 toward the principal on the bank loan for the channel bank project. We are in the process of re-amortizing the loan, which should lower our monthly payments by approximately \$200. Please pay your assessments on time. We have the monies allocated toward our expenses, and it is important that there is not a delay in receiving the funds.

As usual, we are reviewing our outside services to ensure we are receiving the best costs and services available, i.e. insurance, garbage service, etc.

2024 Year End Financials

Lake Delavan Highlands Association

Balance Sheet

As of December 31, 2024

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Town Bank - Contingency	32,453.64
Town Bank - Main	5,209.12
Town Bank - Special Events	2,296.32
Vanguard	<u>118,845.67</u>
Total Checking/Savings	158,804.75
Accounts Receivable	
Accounts Receivable	<u>152,976.45</u>
Total Accounts Receivable	<u>152,976.45</u>
Total Current Assets	311,781.20
Fixed Assets	
Accumulated Depreciation	-66,826.00
Beach House Repairs	3,789.00
Equipment	12,890.80
Garage	12,321.00
Improvements	23,794.37
Land Improvements	26,955.64
Pavilion	<u>102,659.19</u>
Total Fixed Assets	<u>115,584.00</u>
TOTAL ASSETS	<u>427,365.20</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>25,072.16</u>
Total Accounts Payable	25,072.16
Other Current Liabilities	
Loan-Barrington Bank	<u>123,155.74</u>
Total Other Current Liabilities	<u>123,155.74</u>
Total Current Liabilities	<u>148,227.90</u>
Total Liabilities	148,227.90
Equity	
Retained Earnings	298,032.56
Net Income	<u>-18,895.26</u>
Total Equity	<u>279,137.30</u>
TOTAL LIABILITIES & EQUITY	<u>427,365.20</u>

Lake Delavan Highlands Association
Profit & Loss Budget vs. Actual
 January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
(Loss) on Disposition of Asset	-541.12	0.00	-541.12
Assessments	87,525.00	87,525.00	0.00
Boat Ramp Keys	36.00	100.00	-64.00
Dividend Income	1,204.39	0.00	1,204.39
Fun Fair Income			
Bingo	198.00	0.00	198.00
Cake Walk	460.00	0.00	460.00
Donations	150.00	0.00	150.00
Food Sales	3,442.20	0.00	3,442.20
Raffle	4,630.00	0.00	4,630.00
Fun Fair Income - Other	357.00	8,000.00	-7,643.00
Total Fun Fair Income	9,237.20	8,000.00	1,237.20
Interest Income	0.00	0.00	0.00
Kayak Rack Storage Fee	400.00	800.00	-400.00
Misc. Income	743.06	800.00	-56.94
Pavilion Donation Income	300.00	400.00	-100.00
Pier Tenant Fee	5,100.00	3,000.00	2,100.00
Special Events Income	935.00	2,000.00	-1,065.00
Unrealized Income/(Loss)	23,704.39	0.00	23,704.39
Total Income	128,643.92	102,625.00	26,018.92
Gross Profit	128,643.92	102,625.00	26,018.92
Expense			
Accounting Services	2,025.00	2,800.00	-775.00
Administration Salaries	899.00	1,500.00	-601.00
Beach/Park Maintenance			
Beach House Cleaning/ Repa...	11.00	500.00	-489.00
Clean/Mow-Beach/Channel	31,875.00	22,000.00	9,875.00
Garbage	1,819.02	1,200.00	619.02
Pavilion Repairs	0.00	500.00	-500.00
Pier, Buoys, Raft, Sand, Gravel	2,558.18	8,500.00	-5,941.82
Portable Toilet Rental	1,301.46	700.00	601.46
Supplies & Equipment	2,360.71	3,500.00	-1,139.29
Beach/Park Maintenance - Ot...	320.00	2,000.00	-1,680.00
Total Beach/Park Maintenance	40,245.37	38,900.00	1,345.37
Bridge Maintenance & Repair	0.00	5,000.00	-5,000.00
Business Tax & Annual Report	75.00	200.00	-125.00
Channel Bank Project	5.08	0.00	5.08
Channel Repair/Maintenance	56.02	0.00	56.02
Charitable Contributions	0.00	200.00	-200.00
Depreciation Expense	8,514.00	0.00	8,514.00
Fun Fair Expenses			
Food Expense	1,383.19	0.00	1,383.19
Game Expenses	0.00	0.00	0.00
Game Prizes	93.00	0.00	93.00
Porta Potty & Wash Stand	10.54	0.00	10.54
Raffle Prizes	1,523.18	0.00	1,523.18
Fun Fair Expenses - Other	814.55	1,025.00	-210.45
Total Fun Fair Expenses	3,824.46	1,025.00	2,799.46

Lake Delavan Highlands Association
Profit & Loss Budget vs. Actual
January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
Insurance Expense	10,847.00	8,500.00	2,347.00
Legal	1,500.00	5,000.00	-3,500.00
Mailings	0.00	700.00	-700.00
Meeting Expense	1,409.30	0.00	1,409.30
Miscellaneous	0.00	0.00	0.00
Office Supplies/Postage	92.07	700.00	-607.93
Pier Repair/Reimbursement	1,350.00	900.00	450.00
Road Maintenance	65,500.00	30,000.00	35,500.00
SD Mntc, Tree Trimming, Sign...	2,320.00	1,000.00	1,320.00
Security	0.00	500.00	-500.00
Service Charge	0.00	0.00	0.00
SnowPlowing	6,347.06	6,000.00	347.06
Special Events Expenses	25.50	2,200.00	-2,174.50
Technology	2,364.24	1,800.00	564.24
Utilities	1,248.53	1,100.00	148.53
Total Expense	148,647.63	108,025.00	40,622.63
Net Ordinary Income	-20,003.71	-5,400.00	-14,603.71
Other Income/Expense			
Other Income			
Late Fees	225.00	0.00	225.00
Special Assessments			
Special Assessment Late Fees	25.00	100.00	-75.00
Special Assmt. Finance Interest	7,230.84	8,300.00	-1,069.16
Special Assessments - Other	0.00	25,000.00	-25,000.00
Total Special Assessments	7,255.84	33,400.00	-26,144.16
Total Other Income	7,480.84	33,400.00	-25,919.16
Other Expense			
Interest Expense	6,372.39	7,000.00	-627.61
Loan Payments	0.00	21,000.00	-21,000.00
Total Other Expense	6,372.39	28,000.00	-21,627.61
Net Other Income	1,108.45	5,400.00	-4,291.55
Net Income	-18,895.26	0.00	-18,895.26

2025 Year-to-Date Financials

Lake Delavan Highlands Association
Balance Sheet
As of July 31, 2025

	<u>Jul 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Town Bank - Contingency	42,453.64
Town Bank - Main	77,254.20
Town Bank - Special Events	9,944.93
Vanguard	129,618.71
Total Checking/Savings	259,271.48
Accounts Receivable	
Accounts Receivable	122,602.23
Total Accounts Receivable	122,602.23
Total Current Assets	381,873.71
Fixed Assets	115,584.00
TOTAL ASSETS	<u>497,457.71</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Loan-Barrington Bank	101,368.01
Total Other Current Liabilities	101,368.01
Total Current Liabilities	101,368.01
Total Liabilities	101,368.01
Equity	
Retained Earnings	279,137.30
Net Income	116,952.40
Total Equity	396,089.70
TOTAL LIABILITIES & EQUITY	<u>497,457.71</u>

Lake Delavan Highlands Association
Profit & Loss Budget vs. Actual
 January through July 2025

	Jan - Jul 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Assessments	126,425.00	126,425.00	0.00
Boat Ramp Keys	45.00	70.00	-25.00
Dividend Income	633.62	0.00	633.62
Fun Fair Income			
Bingo	318.00	0.00	318.00
Cake Walk	561.00	0.00	561.00
Donations	50.00	0.00	50.00
Food Sales	3,554.00	0.00	3,554.00
Other Income	292.00	0.00	292.00
Raffle	5,100.00	0.00	5,100.00
Total Fun Fair Income	9,875.00	0.00	9,875.00
Interest Income	0.00	0.00	0.00
Kayak Rack Storage Fee	400.00	400.00	0.00
Misc. Income	936.06	1,000.00	-63.94
Pavilion Donation Income	400.00	200.00	200.00
Pier Tenant Fee	3,900.00	3,600.00	300.00
Special Assessment	0.00	0.00	0.00
Special Events Income	0.00	0.00	0.00
Unrealized Income/(Loss)	10,139.42	0.00	10,139.42
Total Income	152,754.10	131,695.00	21,059.10
Gross Profit	152,754.10	131,695.00	21,059.10
Expense			
Accounting Services	0.00	2,500.00	-2,500.00
Administration Salaries	0.00	1,500.00	-1,500.00
Bank Service Charges	0.00	0.00	0.00
Beach/Park Maintenance			
Beach Electrical Repairs	27.22	0.00	27.22
Beach House Cleaning/ Rep...	30.54	0.00	30.54
Clean/Mow-Beach/Channel	18,380.00	36,220.00	-17,840.00
Garbage	300.00	1,500.00	-1,200.00
Park Playground Equipment	344.91	0.00	344.91
Pavilion Repairs	47.82	2,000.00	-1,952.18
Pier, Buoys, Raft, Sand, Gra...	1,509.37	2,100.00	-590.63
Portable Toilet Rental	369.59	1,500.00	-1,130.41
Supplies & Equipment	780.12	1,500.00	-719.88
Total Beach/Park Maintenance	21,789.57	44,820.00	-23,030.43
Business Tax & Annual Report	25.00	25.00	0.00
Depreciation Expense	0.00	0.00	0.00
Fun Fair Expenses			
Food Expense	952.32	0.00	952.32
Game Expenses	0.00	0.00	0.00
Game Prizes	33.69	0.00	33.69
Porta Potty & Wash Stand	0.00	0.00	0.00
Raffle Prizes	890.38	0.00	890.38
Fun Fair Expenses - Other	610.00	0.00	610.00
Total Fun Fair Expenses	2,486.39	0.00	2,486.39

Lake Delavan Highlands Association
Profit & Loss Budget vs. Actual
 January through July 2025

	Jan - Jul 25	Budget	\$ Over Budget
Insurance Expense	3,934.00	11,000.00	-7,066.00
Kayak Rack Cost	0.00	0.00	0.00
Legal	0.00	2,000.00	-2,000.00
Mailings	6.57	300.00	-293.43
Meeting Expense	0.00	500.00	-500.00
Miscellaneous	0.00	250.00	-250.00
Office Supplies/Postage	220.07	500.00	-279.93
Pier Repair/Reimbursement	450.00	1,800.00	-1,350.00
Road Maintenance	81.24	35,000.00	-34,918.76
SD Mntc, Tree Trimming, Sign...	580.00	2,500.00	-1,920.00
Security	0.00	500.00	-500.00
Service Charge	34.50	0.00	34.50
SnowPlowing	6,935.51	6,500.00	435.51
Special Events Expenses	0.00	0.00	0.00
Technology	1,693.90	2,000.00	-306.10
Utilities	694.30	1,100.00	-405.70
Total Expense	38,931.05	112,795.00	-73,863.95
Net Ordinary Income	113,823.05	18,900.00	94,923.05
Other Income/Expense			
Other Income			
Late Fees	100.00	100.00	0.00
Special Assessments			
Special Assessment Late Fees	100.00	0.00	100.00
Special Assmt. Finance Interest	5,862.63	5,000.00	862.63
Total Special Assessments	5,962.63	5,000.00	962.63
Total Other Income	6,062.63	5,100.00	962.63
Other Expense			
Interest Expense	2,933.28	5,000.00	-2,066.72
Loan Payments	0.00	19,000.00	-19,000.00
Total Other Expense	2,933.28	24,000.00	-21,066.72
Net Other Income	3,129.35	-18,900.00	22,029.35
Net Income	116,952.40	0.00	116,952.40

DOG PATROL/PAVILION RENTALS/KAYAK STORAGE RENTALS COMMITTEE REPORT

Vickie Vitez

Dog Patrol - Please remember no dogs are allowed at the beach. Dogs are only allowed if they are registered and have an LDHA issued bandana. This is to deter geese at the beach. Forms are available on the website. Send to treasurer@ldhabod.org.

Kayak Rental - Slots are available for rent from the months of May - October for \$100 per slot. Forms are available on the website. Send to treasurer@ldhabod.org.

Pavilion Rental – The pavilion is available to rent, by members only, for private parties. The cost is \$200 with a refundable \$200 security deposit. Forms are available on the website. Send to treasurer@ldhabod.org.

GOLF CARTS COMMITTEE REPORT

Rosalind Duczak

Golf carts are part of the Highland's charm but here are some rules members with golf carts must follow:

- Only licensed drivers can operate a cart.
- Stay on Highland's roads, no off roading.
- Respect private property.
- No carts permitted on the grass at the beach.
- Carts must be registered with LDHA.
- Cart numbers must be clearly displayed on the front and back of carts.
- You must carry your own insurance.
- You will be held liable for any damage or injuries occurred.

LEGAL COMMITTEE REPORT

Mike Tarro, Rosalind Duczak, Eleanor Spalding

The Legal Committee consists of two BOD members, and one non-BOD member to provide oversight and ensure legal resources are being utilized prudently and effectively. The mandate is to keep legal costs low while mitigating potential liability to the corporation and to the members.

Recently our long-time corporate attorney was forced to resign due to a conflict resulting from him purchasing a home in the Highlands. We appreciate his years of service to the LDHA and his offer to help going forward when possible. He is very skilled in contracts relating to construction management and helped negotiate our repaving project last fall on South Channel Drive. He has also offered to provide referrals at reasonable rates for his replacement and other legal services we may need. We are grateful to have him as a member of the LDHA and the expertise he offers.

INVESTMENT COMMITTEE REPORT

George Duczak, Mike Tarro, Vickie Vitez

The Investment Committee has drafted financial policies that are being reviewed by the Board. Once they have been approved, the Board will send out the policies to all members and post them on the website. These policies may need full member approval.

PIERS COMMITTEE REPORT

Tom Brown

The Piers Committee was busy last year. Since our last Annual Meeting we assigned seven piers to new owners. The pier waiting list has 13 residents on it as of July 24, 2025. Most of those on the list have been on two years or less.

There have been four pier exchanges this year. Pier exchanges happen when two residents find it beneficial to swap piers to a more desirable location. There have been inquiries asking the pier chair to facilitate pier exchanges and it has been the policy not to get involved trying to initiate exchanges. Pier ownership information has been considered confidential, and we will only give contact information if both parties agree to connect.

We had 49 pier work requests go out in January with a completion date of May 15th. We used email to communicate repair requests for the first time this year to save postage, and I believe it worked well. Most pier work was completed by the due date. We have one pier left to put steps in at the west end of the channel and that work has been contracted and is being scheduled.

There have been a few washouts under stairs west of Central Street that have been repaired by your Board volunteers. We continue to watch other trouble spots around the channel. If you see something or have an issue with washouts, please contact piers@ldhabod.org or secretary@ldhabod.org.

If you are going to replace steps or do major repairs to your pier, PLEASE CONTACT THE PIER CHAIR (Tom Brown currently). We have specific requirements and want to make sure that your repair meets the specifications. Stairs in the west end of the channel that get replaced need to look at any erosion and we might make changes as to how the steps are replaced. Pier specs can be viewed on the LDHA Member Portal.

Thank you to those who have renewed their piers and kept their piers trimmed and clear of weeds and vines. It helps the channel look great. Pier owners can keep weeds and other growth trimmed around steps and ramps so the piers can be safely accessed. DO NOT SPRAY WEED KILLER! The association will trim the top of the channel and in front of piers in accordance with our agreement with the DNR to maintain channel banks within the guidelines of the erosion control plan.

There are many piers that are original to when they were installed during the draw down. These piers are showing their age and are starting to need more maintenance or total replacement. If you give up your pier or you move out of the neighborhood and the pier has been neglected, no deposit will be returned.

Lastly, if you have not used your pier in years and don't want to maintain it, please consider turning your pier in so we can give it to those on the waitlist. It's been a pleasure being the pier chair, it has been a great year. Thank you everyone!

BEACH AND PARK COMMITTEE REPORT

Tom Brown, Dan Freeman, Matt Kelly

The Beach and Park committee has been busy this year. If you have seen the new spring rides and carousel that were refurbished and installed this spring, they look great and being powder coated should last a long time. Thank you to a generous donor for seeing the project through.

The Ice Rink was a success this year! Mother nature did her part providing many weeks of cold for some great skating. We had many volunteers to put up and take down the rink. Between installation and maintenance and removal we had over 400 hours of donated time for the rink. It takes a village to pull that off and the Brown family thanks everyone for their help and especially thank those who came out to enjoy it!

We had a volunteer day to beautify the park. From weed pulling to tree trimming and mulch spreading, we again had many volunteers and a big thank you to all that participated. We anticipate having a fall volunteer day to ready the park for winter.

The fishing derby was held in June and had over 75 participants! The channel was a splashing with young fisher people and a great time was had by all! Thanks to Rebecca Wardlow and Wyatt Harris for organizing this event.

The Fun Fair was another fun and successful event. The new addition of cheese curds was a delightful addition! From the bounce house to face painting and bingo, fun was had by all. Speaking of fun...Did you see the Cake Walk! Concrete was repaired and then painted by volunteers from the Highlands! It looks wonderful. The band High Stakes played into the night with some guest musicians from the Highlands playing a few tunes. It was great ending to a great day! The Fun Fair's net profit was around \$7,400.00.

This year we went with a weed spraying treatment instead of weed pulling in the beach area. There is a huge difference in the costs with spraying being cheaper. We will monitor how well the spraying worked and consider how to proceed next year. Sand was added again this year and should be enough to last a couple years. Geese!! It's always a struggle. We have incorporated dog patrol with a goose line and spraying goose deterrent in the grass around the park. Goose lights are installed to discourage nesting at night. We have left grass a little longer along the channel as that also is supposed to help. The bottom line is that we continue to try many things, and it takes all of them to be somewhat successful.

Finally, the park would not look the way it does without Mike Revolt's consistent attention. He continually works on the beach seaweed and goose poop and takes care of garbage weekly if not more. Mowing and trimming and tilling sand so the park stands out as one of the best on the lake. Thank You Mike.

INFRASTRUCTURE COMMITTEE

Rosalind Duczak, Jim Palm, Andy Spalding

As many of you know, infrastructure projects are costly but necessary. While paying attention to details, the Infrastructure Committee is committed to doing projects efficiently and cost effectively.

Our next major project will be North Beach Street. We will not only repave the road but also address the drainage problems and reengineer the storm sewer. We have one bid from the contractor who paved South Channel Drive last fall and are now in the process of getting another competitive bid.

LDHA Storm Sewer System was installed in 2008/09 at a great expense to the members of LDHA and all members are responsible for the integrity of the system. The storm sewer pipes are located on North Beach, Cherry, Ash, Central, Chestnut, and Mulberry streets. There is absolutely no parking allowed on easements in front of your home. If the sewer system is compromised in front of your house, you will be responsible for repair costs. You must notify the Infrastructure Committee before you connect to our system.

The channel banks on the west end of the channel were redone because of a major cave in. This required a special assessment from members of LDHA. According to an agreement with the Wisconsin DNR, we planted wildflowers on the channel banks. LDHA is maintaining the channel bank according to the DNR maintenance and erosion plan. Pier owners can trim vegetation that impedes their pier so it is safe to access the pier.

Here is some background information for those who were not here during the Channel Bank project. Engineers suggested two plans that were rejected by the DNR. We were not allowed to change the direction of the slope. We did the only plan the Wisconsin DNR would allow.

If you have any questions concerning the storm sewer or the channel banks, please contact Rosalind Duczak at rosalindduczak3@gmail.com.

PROPERTY MANAGEMENT COMMITTEE

Matt Kelly, Rosalind Duczak

The BOD is working on Property Management policies which will be announced shortly.

PRESENTATION OF 2026 BUDGET

PROPOSED

11:07 AM

08/06/25

Accrual Basis

Lake Delavan Highlands Association Profit & Loss Budget Overview January through December 2026

	<u>Jan - Dec 26</u>
Ordinary Income/Expense	
Income	
Assessments	131,482.00
Boat Ramp Keys	100.00
Kayak Rack Storage Fee	400.00
Misc. Income	800.00
Pavilion Donation Income	600.00
Pier Tenant Fee	4,500.00
Total Income	<u>137,882.00</u>
Gross Profit	137,882.00
Expense	
Accounting Services	2,000.00
Administration Salaries	1,500.00
Beach/Park Maintenance	
Clean/Mow-Beach/Channel	38,000.00
Garbage	2,200.00
Pavilion Repairs	250.00
Pier, Buoys, Raft, Sand, Gra...	1,250.00
Portable Toilet Rental	1,500.00
Supplies & Equipment	1,500.00
Total Beach/Park Maintenance	44,700.00
Bridge Maintenance & Repair	3,500.00
Channel Repair/Maintenance	1,570.00
Eagle Point Maintenance/Repair	2,100.00
Insurance Expense	11,387.00
Legal	2,000.00
Meeting Expense	150.00
Office Supplies/Postage	300.00
Pier Repair/Reimbursement	1,500.00
Road Maintenance	51,100.00
SD Mntc, Tree Trimming, Sign...	3,000.00
Security	500.00
SnowPlowing	7,000.00
Technology	4,325.00
Utilities	1,500.00
Total Expense	<u>138,132.00</u>
Net Ordinary Income	-250.00
Other Income/Expense	
Other Income	
Late Fees	250.00
Special Assessments	
Special Assmt. Finance Interest	4,750.00
Special Assessments - Other	21,700.00
Total Special Assessments	<u>26,450.00</u>
Total Other Income	26,700.00
Other Expense	
Interest Expense	4,750.00
Loan Payments	21,700.00
Total Other Expense	<u>26,450.00</u>
Net Other Income	250.00
Net Income	<u><u>0.00</u></u>

PROPOSED BYLAW CHANGE

ARTICLE TWO – BOARD OF DIRECTORS

8. Expenditure

Current Language:

Any expenditure above **\$10,000** must be brought forth to the members of the LDHA for review and possible vote unless such expenditure was authorized under a proposed annual budget and approved by the membership at the Annual Meeting.

Proposed Language:

Any expenditure above **\$15,000** must be brought forth to the members of the LDHA for review and possible vote unless such expenditure was authorized under a proposed annual budget and approved by the membership at the Annual Meeting.

BOARD CANDIDATES

David Gertz:

My name is David Gertz, and I would be honored to represent the Lake Delavan Highlands community by serving on the Board of Directors.

My wife, our family, and I moved to the Highlands just last year, and we've quickly come to love this special community. From the natural beauty to the welcoming atmosphere, it's clear why the Highlands are considered a hidden gem on Delavan Lake.

I want to acknowledge and thank the current and past board members for their dedication in maintaining and improving our shared spaces. I would truly value the opportunity to contribute to that continued progress.

Professionally, I bring over 35 years of experience in both the HVAC industry and financial management. I believe this background equips me with a unique blend of practical knowledge and strategic insight that can support thoughtful, informed decision-making.

I also pride myself on being a good listener and clear communicator, and I strive to look at the bigger picture when evaluating ideas or proposals. My goal is to serve in a way that reflects the best interests of our community, now and into the future. I appreciate your consideration.



Matt Kelly:



Hi, I'm Matt Kelly. I've been in the Highlands since I was a child, starting as a weekender and now a full-timer since 2018. I purchased my house here in 2021 and renovated it with my wife. I am very passionate about this neighborhood, so much so that I plan on raising my child here who is expected to be born at the end of September. If re-elected, I will do my best to keep this a wonderful neighborhood for weekenders and full-timers alike. We have great people who reside here and I will do my best to keep this a great place to live and to build memories in.

Jim Palm:

My wife and I have been residents of the beautiful Lake Delavan Highlands for the past 42 years. I have held a position on the Board of Directors for almost 10 years. My desire to help maintain our pristine neighborhood has been the impetus behind volunteering my time. Having been a general contractor, I try to offer solutions to questions that may arise regarding our Association.

