

**GENEVAL LAKE CONSERVANCY**

**BOARD OF DIRECTOR'S MEETING AGENDA**

**December 14, 2024, 8:30 to 11 a.m., Horticultural Hall**

Join Zoom Meeting

<https://us06web.zoom.us/j/81101308173?pwd=vJUH1aEkLo8OgjDcdlvoUyeF4qixuy.1>

(8:30 to 10 a.m.)

- I. Welcome and Call to Order (Don Parker)
- II. Board Education – THE PRESERVE testimony
- III. Approval of Minutes-MOTION NEEDED
  - 10-26-24 Board of Director's Meeting
  - 11-12-24 Fundraising Committee Meeting
  - 11-12-24 Outreach Committee Meeting
  - 11-19-24 Land Management Committee Meeting
  - 11-18-24 Governance Committee Meeting
  - 11-20-21 Investment Committee Meeting
- IV. EXECUTIVE DIRECTOR'S REPORT -2024 Operating Plan
- V. FUNDRAISING COMMITTEE REPORT (Tom Nickols)
  - A. Holly Ball and Paddle Raise Report (Cindy Milojevic, Tai Thompson)
  - B. Year-end letter and contributions (Tai Thompson)
  - C. Development Director search
  - D. Comedy show contracts
- VI. FINANCE COMMITTEE (Nina Owen)
  - A. 2024 Contributions and Revenue Against Budget
  - B. 2025 Budget
  - C. Investment Committee meeting
  - D. William Madlener Estate Donation
- VII. LAND PROTECTION COMMITTEE (Kevin Brunner)
  - A. BOARD RESOLUTION TO APPROVE PETERSON PURCHASE
  - B. Ashburton Update
  - C. High Trees – MFL Update
  - D. Land Projects Summary
  - E. Monitoring reports
  - F. Land Management Committee-Prairie Trust
- VIII. WATER ALLIANCE UPDATE (Tom Nickols)
- IX. ADVOCACY (Kristin Freytag)
  - A. Follow-up to Preserve hearing
  - B. Whitewater Solar Farm
  - C. Model Tree ordinances

- X. COMMUNITY OUTREACH COMMITTEE (Susan Steele)
  - A. Winter Newsletter
  - B. Winter Solstice event
  - C. Memorial for Jack Rohner
  - D. Strategic Planning

- XI. GOVERNANCE COMMITTEE (Steve Diamond)
  - A. Family Leave Policy-Motion for approval
  - B. Board candidates
  - C. Strategic Planning Meeting- May, 2024
  - D. Board Dinner-January 10

XII . ADJOURNMENT

(10 minute break for coffee and cookies)

**GENEVA LAKE CONSERVANCY  
ANNUAL MEETING  
December 14, 2024, 10 a.m., Horticultural  
Hall**

- I. Welcome (Don Parker)
- II. Election of 2025 Slate of Officers (Steve Diamond)
- III. Reelection of Board Members: Mark Aschliman, Kevin Brunner, Bruce Johnson
- IV. Year in Review (Karen Yancey and Staff)
- V. Recognition of Heritage Oak Contest Winners (Tai Thompson)
- VI. Recognition of Other Volunteers (Tai Thompson)
- VII. Comments from the Audience
- VIII. Adjournment



## TESTIOMONY BEFORE THE WILLIAMS BAY PLAN COMMISSION

December 9, 2024

The Geneva Lake Conservancy has major concerns that indicate that more research and legal opinions need to be obtained before voting on the proposed amendment to the Comprehensive Plan.

First, neither the maps nor the text in the proposed amendment indicate that an Environmental Corridor or Park and Open Space overlay designation will be given to this area that indicates that it will be primarily protected open space.

In addition, the Topography maps and proposal make no mention of the 90-acre conservation easement that would be used to protect most of this land as a public nature preserve. Only a conservation easement, which is a legal document, can protect the open space and conservation values of the property in perpetuity. Designating it as a "Preserve" now provides no guarantees that land will not be built on at some future date with all the density that the zoning allows. Plus, it appears that the number of acres has been reduced with the addition of the pickle and tennis courts.

We ask that the Plan Commission ensure that this 90 acre conservation easement held by an accredited land trust, with the resources to monitor it in perpetuity, is part of any agreement entered into by the village.

We also suggest that a second conservation easement could be used to protect the large green space the developer plans to create down by the lakefront.. We appreciate Topography's initial plan, which allowed for and preserved all of this green space.

In addition to our concern that an Amendment to the Comprehensive Plan would allow future amendments that paved the way for more dense development around the lake, the Conservancy remains concerned about the noise and light pollution caused by an amphitheater of the size proposed.

Therefore, The Conservancy supports a continuance so that the Plan Commission can conduct more research in order to get further legal advice on the proposed change to the Comprehensive Plan and its implications for the village's future.

We strongly urge that we do not rush into a decision today that we may regret in the future.

## GENEVA LAKE CONSERVANCY

### 2024 Operating Plan

**MISSION:** To preserve and restore the lands and waters of Walworth County and beyond.

**VISION:** To become the leading conservation organization in southeast Wisconsin with regional and national recognition for our land protection and climate change initiatives.

#### LAND PROTECTION GOALS

**Strategic Goal #1 – To take the GLC to the next level of growth, identify a large project (preferably of 100 acre or more) that has high conservation value as either a nature preserve or public park and work with the landowner to purchase the property with money raised from public grants and private donations.**

- Complete the purchase of the final 2.5 acre Lake Ivanhoe property and obtain a grant to develop a boardwalk on the property for use by the public and school groups.
- Complete the High Trees donation, determine short-term budget and long-term stewardship needs, as well as Management Plan for the property based on MFL contract. Raise initial funds and identify caretaker for summer 2024 if needed.
- Hire a Land Protection Specialist to supervise restoration efforts on the Lake Ivanhoe, Zabler, Hansen and other GLC owned properties through work days and grant opportunities..
- Continue to assist as time and budget allow on the master plan for the Hillmoor property and continue work days to remove invasive species in the floodplains as well as assist with trail building if Knowles Nelson grant is obtained.
- Work with the foresters hired to implement the NRCS grant to remove invasive species from the Bromley Woods property.
- Complete signage and trails for Bromley III and hold dedication to open as public nature preserve.
- Determine if the Prairie Trust is going to provide funds for completion of the Management Plan for the Piening property as well as removal of Wild Hemlock and Oriental bittersweet and work with our attorney and the board to determine if the Holzinger Memorial Preserve should continue to be promoted by the GLC as a public nature preserve.
- Continue to build relationship with WEP partners to encourage them to donate 100 acres of property with wetlands to the GLC.
- Determine if YMCA is going to move to Hillmoor and if the Conservancy should explore purchasing their existing property next to Big Foot Beach State Park.
- Pursue other large parcels as public nature preserves including the Carlson property.

- **Strategic Goal #2 –Focus land protection efforts on GLC’s five or six landscape scale projects by restoring their conservation values to make them more resilient while also looking for opportunities to expand on their size through land purchases, donations and conservation easements.**

- Complete the donation of the Jorie Friedman 67-acre property in the Kettle Moraine focus area if a significant stewardship fund can be obtained. Hire a caretaker as part of a Donnelley grant for summer 2024.
- Complete the conservation easement on the Vollbrecht 40-acre oak property in the Kettle Moraine focus area to protect the surrounding 22,000 Kettle Moraine State Park by preventing subdivision of this property.
- Complete the Taylor 350-acre conservation easement and use it to create a new focus area that focuses on protecting additional prime agricultural land adjacent to and near the property.
- Draft letters to surrounding neighbors of the Jenner conservation easement and determine if other landowners are interested in working with the Conservancy to protect their land.
- Pursue new land purchases and conservation easements adjacent to our landscape scale projects.
- Complete phragmites removal on Helen Rohner Children’s Fishing Park to help prevent spreading into Kishwauketoe Nature Conservancy on which we hold a conservation easement.

**Strategic Goal # 3 -Continue to complete land protection projects in our project focus areas.**

- Complete the 350-acre Taylor conservation easement and determine if other nearby agricultural landowner are interested in protecting their ag land.
- Complete at least one additional conservation easement that may include the Willard property, Lower gardens, East Troy farms or other land with high conservation value.
- Contact Cheryl Gibsch regarding donating additional land near Lake Como.
- Monitor 37 conservation easements and 13 fee-owned properties.

**Strategic Goal #4 – Become the “go to” organization in Walworth County for information on climate change and improving ecological health by reaching out to new and existing members as well as younger generations.**

- Hire part-time Conservation@Home, Keep It Blue, and Water Alliance employee to increase community participation in these program and provide a separate office for her at the Mill House.
- Complete 60 Conservation@Home visits.



- Develop list of potential Conservation@Work business with follow through to approach for sponsorship.

**Strategic Goal #6 – Lead the Water Alliance for Preserving Geneva Lake to solve ecological problems threatening lake health and continue to stress the GLC’s leading role in the Geneva Lake Management Plan while also working with community leaders to develop a better long-term structure for funding and preserving lake health.**

- Complete remaining activities in the Scope of Work for the Geneva Lake Management Plan, including focus groups, final Big Foot watershed studies, etc.
- Organize partners meeting to complete a review of the 2008 GLMP completed recommendations.
- Manage a Separate Budget for the Water Alliance.
- Review and edit drafts of GLMP as they become available..
- Complete 13 final Healthy Lakes gardens and discontinue applying for new grants until new lake management structure is decided.
- Manage new part-time manager to assist with completion of plan.
- Build teamwork among partners and encourage SEWRPC to expand the recommendations and costs in the final Geneva Lake Management Plan.
- Work with consultant Ben Lee and SEWRPC to get Village of Williams Bay approval to move forward on the rerouting of Southwick Creek and apply for funding from U.S. Fish and Wildlife Service.
- Develop plan to publicize new GLMP once DNR and public review periods have been completed.

**Strategic Goal #7 – Increase the board to 22 members seeking a diversity of talents and geographical locations as well as increased board engagement in all GLC activities while continuing to build a strong positive culture and team and updated board financials that reflect the GLC’s growth.**

- Lead board orientation for new board members in 2024.
- Conduct board evaluation.
- Provide board education at each staff meeting.
- Continue to improve financial reports for board members and determine if additional financial expertise is needed because of GLC growth.
- Hold first meeting of Investment Committee.
- Provide quarterly financial reports to board.

- Double the number of Keep It Blue participants and expand program to Lake Delavan and other interested lake associations.
- Introduce the new Conservation@Work program and use it to obtain more GLC sponsors.
- Hire and manage a summer Intern at Helen Rohner Children's Fishing Park to conduct fishing, nature and storytime classes.
- Encourage adults and children to enter the Small Nature Photo Contest and host a reception to announce the winners.
- Complete the remaining four gardens at the Mill House and install plaques honoring garden dedications.
- Host native plant and oak tree sale and stress climate change benefits.
- Host the Heritage Oak Tree contest and recognize winners at Annual Meeting.
- Publish two to three newsletters with annual report in spring issue.
- Continue efforts to post on social media weekly and send out email blasts monthly.
- Redesign GLC Website to make it more user friendly
- Continue to host special Earth Day activities.
- Draft Legacy thank you letter and continue to add estate donations through the Legacy Circle.
- Organize an Earth Day event or workday.
- Host two guided hikes on GLC properties.

**Strategic Goal #5 – Develop a more sustainable fundraising and membership base by increasing the number of members in each membership category and engaging board member and staff in more tactical fundraising initiatives.**

- Raise \$630,000 in unrestricted operating funds.
- Complete and publicize 2024 calendar.
- Host 4 fundraising events, including the spring luncheon, summer event, fall road rally and Holly Ball and increase registrations by hiring dynamic speakers for these events.
- Apply for Donnelley, We Energy, Lake Geneva Garden Club, Fontana Garden Club, United Way and at least one new grant to meet fundraising goals.
- Write and send Leadership and Membership renewal letters.
- Continue to build event sponsorships by engaging more businesses early in the year.
- Continue to build long-term stewardship funds.
- Complete all thank you letters within 21 days of receiving donations and write hand-written notes for donation of \$2,500 and above.
- Celebrate 3,000 or 3,500 goal with a banner at the Mill House and news release in summer 2024. Develop a dashboard to present at board meeting which will present consistent information
- Weekly – organize donations, input into donor software, prepare acknowledgement letters and send within two weeks of donation.
- Write personal notes to donors who have donated \$2,500 or more
- Raise \$90,000 in sponsorships towards unrestricted operating funds
- Revise the GLC sponsorship brochure
- Communicate with existing sponsors and receive their commitment to renew
- Develop a list of potential sponsors



Holly Ball Yearly Comparison  
2019 - 2023

12/11/2024  
3:15 PM

Expenses				Income			
	2024	2023	2022		2024	2023	2022
INVITES				TICKETS		211	213
Graphic design	385	135	205				
Save the dates			248.34	Ticket purchases	46000	44130	37112.8
Postage for Save dates				Sponsors & Comp	24	19	12
Invites	4151.1	2969.08	4788.6	Volunteers/Staff	10	11	15
Postage for invites	222.13	190.73	660	Ticket income	\$ 46,000.00	\$ 44,130.00	\$ 37,112.80
TOTAL	\$ 4,758	\$ 3,295	\$ 5,902				
				CASH DONATIONS			
BAND/DÉCOR				Invite -Misc. Cash donations	\$ 5,225		\$ 3,350
Band	4895	4500	4500	Cash Donation at event			
Lighting				SPONSORS			
Linens	2601.54	764.94	2895.34	Total Sponsor income	\$ 59,000	\$ 61,000	\$ 61,500
Chairs/Tables/Rentals							
Frontier Flowers		4300	4605	RAFFLES			
150 Ornaments/gift	872.5	800.2	895.86	Raffle	\$ -		
Photography							
Misc. decorations		383.83	1491.12	Event Income			
Misc Entertainment	300			Live Auction	\$ 8,200		
Misc. Printing		668.58	967.15	Additional Pcks Sold			
AV Company	6910	6910		Silent Auction	\$ 23,560	\$ 21,605	\$ 19,995
Credit Card Fees		1596.4	1769.27				
Cookies		160		PADDLE Raise	\$ 66,500	\$ 84,695	\$ 95,800
Auctioneer	2300			PADDLE Raise Match	\$ 80,000	\$ 75,000	
Carpool Karaoke Video	6300.8			Centerpieces			\$ 300
TOTAL	\$ 24,180	\$ 20,084	\$ 17,124	Notecards			
				Convenience fee	\$ 366	\$ 400	
BFCC				TOTAL INCOME	\$ 288,851.00	\$ 286,830.00	\$ 218,057.80
Dinner		12872	15325				
Bar & Table wine		6389	4818				
Club Fee							
Misc. Charges		275	343				
Gratuities		3466.98	3625.74				
# of guest	TOTAL 0	23002.98	\$ 24,112	TOTAL INCOME	\$ 288,851.00	\$ 286,830.00	\$ 218,057.80
BFCC cost per person	218	211	217	TOTAL EXPENSE	\$ 28,938.07	\$ 46,381.74	\$ 47,137.42
	\$ -	\$ 106	\$ 111	NET INCOME		\$ 240,448.26	\$ 170,920.38
				Net Less sponsor income	\$ (59,000.00)	\$ 179,448.26	\$ 109,420.38
				Net Less Paddle Raise & Sponsor Income	\$ (205,500.00)	\$ 19,753.26	\$ 13,620
TOTAL EXPENSE	\$ 28,938	\$ 46,382	\$ 47,137	Guests	218	211	217
				Total Income pp	\$ 1,325	\$ 1,359	\$ 1,005
				Total Expenses pp	\$ 133	\$ 220	\$ 217
				Net income pp	\$ -	\$ 1,140	\$ 788

## **GENEVA LAKE CONSERVANCY**

### **BOARD RESOLUTION FOR APPROVAL OF CONSERVATION EASEMENT**

**PROJECT NAME:** Lake Ivanhoe III

**LANDOWNER NAME:** Paul Peterson

**LOCATION:** Town of Bloomfield, Walworth County

**PROPERTY DESCRIPTION:** This 2.41 acre property has an entrance on Lyons Road and is bordered on the east by Lake Ivanhoe. Approximately 37 percent of the property is floodplain and 4 percent is wetland. It is a buildable site. There are several mature oak trees on the property that are surrounded by buckthorn. The property is adjacent on both sides to property the GLC owns. The property is part of the original Lake Ivanhoe community, which was formed in the 1920s by three African American men from Chicago who wanted to create a resort community for African-Americans.

**PROJECT DESCRIPTION:** The property was purchased by Mr. Peterson from one of the original African-American families that owned it for many years. It will form the entrance to the new Anglin Family Nature Preserve that the Conservancy dedicated in 2023. The new preserve will be 43 acres of mostly wetland that contain several rare and threatened wetland plant species. Invasive species will be removed from the subject property and work has already begun on the other Conservancy properties. A boardwalk into the wetland will be built in summer 2024 from the subject property with funds raised through a grant from the Wagner Essman Foundation and private donations. The boardwalk will provide views of the wetland and Lake Ivanhoe to the east and prevent trampling of the rare plants.

**FEATURES TO BE PROTECTED:** The property is in the Ivanhoe Lake Focus Area and is proposed to be part of a new Hackmatack Focus area being created by the Hackmatack Work Group. The project will protect several old oak trees and allow regeneration once the invasive species have been removed. The property is part of a Primary Environmental Corridor. The Conservancy project links two DNR parcels, creating an environmental greenway for wildlife. The project is adjacent to the Lake Ivanhoe Fen and Sedge Meadow Natural Area identified in the Walworth County Natural Areas plan and the SEWRPC Land Use Plan for Southeastern Wisconsin. In addition, Lake Ivanhoe is recognized as a Critical Aquatic habitat and this project will ensure that combined with the DNR land approximately half of the lake's shoreline is protected in perpetuity.

**PUBLIC BENEFIT:** The purchase of this property will prevent a house from being built on it that would include a septic system that would drain into the wetland as well as silt from construction and other building materials that would harm the wetland environment. Construction of a home on this site would also be harmful to the birds and other wildlife dependent on this wetland habitat. Preservation of this property protects the soils of this land and the scenic views of this land from nearby roadways. Preserving this 2.4 acres as open space protects the watershed by providing open land for flood control and filtering of runoff.

**COMMUNITY BENEFIT:** – The community will have a pristine nature preserve that is easily accessible from Lyons Road. The new boardwalk will allow wildlife viewing, bird watching and a tranquil environment. The purchase provides significant open space that contributes to the health of the

watershed. The property entrance will include a sign that provides information on the historical significance of the site.

**FEDERAL AND STATE REQUIREMENTS:** This purchase meets all the requirement of the Knowles Nelson Stewardship fund grant.

**FUNDING:** The purchase is funded by a Knowles Nelson Stewardship grant and private donations. The GLC is providing an additional \$15,000 in funding above the match because a new appraisal requested by Paul Peterson showed that the value of the property had increased from \$145,000 to \$160,000 since the Knowles Nelson grant was submitted by the GLC.

**MAPS AND PHOTOS:** A map of the property in Walworth County is available in the GLC office.

The following recommend this project to the GLC board

**Executive Director** (signature)\_\_\_\_\_

**Land Protection Committee** (signature of Chairman)\_\_\_\_\_

**RESOLUTION:** On December 14, 2024, the Geneva Lake Conservancy Board of Directors authorizes the Executive Director and/or Chairman to sign the documents required for purchase of the Ivanhoe III property owned by Paul Peterson and have the deed recorded with the Walworth County Register of Deeds subject to the following conditions:

SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_



# Geneva Lake Conservancy

“PROTECT AND RESTORE THE LANDS AND WATERWAYS OF WALWORTH COUNTY AND BEYOND”

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P.O. Box 588 • 398 Mill Street • Fontana, WI 53125 • Phone (262) 275-5700 • Email [GLC@GenevaLakeConservancy.org](mailto:GLC@GenevaLakeConservancy.org)

November 11, 2024

## **BOARD OF DIRECTORS**

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**Donald J. Parker, Jr.**

**Chair**

**Mark Aschliman**

**Kevin M. Brunner**

**Mary Constable**

**Stephen Diamond**

**Kristen Freytag**

**Kate Gardiner**

**Tom Gray**

**Katherine J. Holland**

**Bruce Johnson**

**Cathleen Johnson**

**Mark Licht**

**Cindy Milojevic**

**Thomas W. Nickols, Jr.**

**J. D. Olson**

**Nina Owen**

**Karen Strey Rappaport**

**Susan E. Steele**

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## **PAST CHAIRS**

John Anderson

John “Skip” Ballje

Norman Barry

Kevin M. Brunner

Charles L. Colman

Charles Ebeling

Grace Eckland

Grace L. Hanny

Dennis E. Jordan

Robert W. Klockars

William Turner

Kevin Waldeck

David Weinberg

Robert Youngquist

Susan Papedis, Director of Residential Operations

Asshurton Estate LLC

W3505 Snake Road

Lake Geneva, WI 53147

Dear Susan:

Thank you for your correspondence of October 11, 2024. We appreciate your commitment to upholding the terms of the conservation easement.

At our October 26 board meeting, our board noted that the two primary violations of the conservation easement were the installation of the canopy and the building of the chicken coop.

The conservation easement requires that you remove the canopy structure from the Central Open Space Zone. If the owners still want to use it, you can only install it in the Unit 1 Driehaus Condominium Area. As it is currently located, it is a direct violation of the Section 2, C of the conservation easement, which says that “accessory structures not existing on the date of this grant may be constructed, maintained, repaired, remodeled and replaced on any portion of the Property except within the “Woodland Zone” “Central Open Space Zone” or “Waterfront Buffer Zone” as delineated on Exhibit A.

If you still need shade in the current location of the canopy, you may plant a tree or several trees, preferable native oaks and maples, on or near where the canopy structure was located.

Please also provide the name of the manufacturers and their products that were used to create the permeable pickle ball court and turf grass in the Central Open Space Zone so that we can confirm that they are permeable.

In addition, we must ask that you remove the chicken coop as there is no evidence in the Conservation Easement Baseline Documentation

Report of August 2005 that there was a shed or any building there prior to the chicken coop and no new accessory structures are allowed in the "Central Open Space Zone." The chicken coop violates Section 2, C of the conservation easement as noted above. The chicken coop also violates Section 2, K of the conservation easement, which prohibits the use of the property for agricultural purposes.

We appreciate your cooperation. We hope that you understand that both the canopy structure and the chicken coop do not support the purpose of the conservation easement. Under the terms of the conservation easement (Section 7.2) you will have 45 days from the date of this letter to cure the violations.

Kiera and I would like to visit the property the third week of January 2025 to confirm that the violations have been corrected. Thank you.

Sincerely,



Karen Yancey

Executive Director





## 2024 GLC- Conservation Easement- Land Protection Projects - 12-04-24

Ref #	Property Name	Acres	Tax ID #	Project Area	Status	Appraised Value or Purchase Price	Funding Breakdown	Board Champion	Expected Closing Date
CE38	Elizabeth Vollbrecht	49.03 Acres	H LG 300008	LaGrange	Son thought initial CE was too restrictive, but now willing to meeting with RCPP foresters on 12/13 to discuss if qualifies for paid CE and what that would involve for their family.	CE	N/A	Kevin Brunner	N/A
CE39	Clayton Kruse	40 Acres	OPE 00011	Burlington	Kruse asked for appraisal before CE was finished, cause primarily interested in tax deduction. Troy Kruser, appraiser, told him the parcel could not be subdivided because not enough road frontage to put in a road for future parcels. He wants to put the project on hold. Yancey will talk with County to see if there is precedent where they had approved a private Rd into a new subdivision that was narrower than county requirements.	CE	N/A	TBD	2025
CE40	Tom & Donna Neshek	111.13 Acres	L T 3000004 & H LG2500004	Elkhorn	Will be reaching back out at end of year to discuss next steps as they are not in a rush.	CE	N/A	Steve Diamond/Karen Rappaport	2025
CE41	Janet Wukasch	0.72 Acres	SG 00050 & SG 00048	Fontana	Will meet at beginning of year to rediscuss 1 or 2 parcels for protection. Also investigating other parcels for protection in Lower Gardens Subdivision.	CE	N/A	Mary Constable	2025
CE42	Willard Orchard	200-Plus	?	Honey Creek	On hold due to Janes biking accident, so waiting until recovered in summer.	CE	N/A	Cindy Milojevic	2nd Quarter of 2025
CE43	Pleasant Lake- Walter E. Smithe	54 Acres	H LG2500025 & H LG2400021	KM	Property now purchased by Walter E. Smithe family. Karens friend, Liz Vanhorn will introduce GLC to them. Reach out in spring.	CE	N/A	Steve Diamond	2025
CE44	Betsy Ferguson	2.4 Acres	Several	LG	Awaiting Ms. Ferguson to reach back out to GLC when is ready.	CE	N/A	Tom Nickols	ON HOLD
CE45	Mark Adsit	30 Acres	P ET2800003	East Troy	Received call and sent over requested materials. Discussed meeting, but have not heard back from them. Reach back out in spring.	CE	N/A	TBD	ON HOLD
CE46	Susan Terrilewithee	170 + Acres	&B 1500004 & &B 1500003	Hackmatack	Worked with Sue in 2023, but was too busy at that time to proceed. Reach out end of this year to meet again.	CE	N/A	Mary Constable	ON HOLD
CE47	Georgia Kestol	58 Acres	H LG 400003E	LaGrange	Visited in Sept 2022 with Jim Jackley and Mark Bromley. Reach out in early 2025.	CE	N/A	TBD	ON HOLD
CE48	Pam Ellis	81.62 Acres	N LY3500008	Town of Lyons	Waiting until farm is paid off in 1 1/2 years to proceed with potential CE: Jan-June 2025. Reach back out in early 2025.	CE	N/A	Kristen Freytag	ON HOLD
CE49	Northwind-Roy Diblik	10 Acres	N LY 700001A	Town of Lyons	Will be meeting with Roy this winter to discuss potential of conservation easement.	CE	N/A	TBD	2025
CE50	Bohling	1.5 Acres	E W 500009	Walworth	Historic conservation easement where civil war veterans and other settlers have been buried. Looking for example historic easements done by other land trusts or groups. Also given IL model easement by David Holman which is significantly simpler.	CE	N/A	TBD	2025

## 2024 GLC- FOL- Purchases & Donations- Land Protection Projects -12-04-24

Ref #	Property Name	Acres	Tax ID #	Project Area	Status	Appraised Value or Purchase Price	Funding Breakdown	Board Champion	Expected Closing Date
A15	Ivanhoe III- Paul Peterson	2.41 Acres	&B 300002B	Lake Ivanhoe	Property appraisal at \$160,000 now. Option was exercised at 10-26-24 meeting, and expected closing will be Jan 7th or 8th 2025, as option expires January 31st, 2025.	\$160,000	KN	Kevin Brunner	Early 2025
A16	Sharon Carlson	40 Acres	N LY 500005	Town of Lyons	KN application for \$245,000 accepted. Property appraised for \$440,000 with new Option date of July 31st, 2026 approved at last meeting. Project currently on hold due to Sharon no longer being interested at this time.	\$440,000	KN Grant, DU, & private donations	Mary Constable	ON HOLD
A17	Kaminsky	0.36 Acres	STFV 00008 & STFV 00009	Geneva Lake Fontana	Is unknown if the Village of Fontana currently has a signed contract with Mr. Kaminsky for the potential acquisition. GLC paid approx \$300 for half the appraisal cost.	Approx. \$250,000k for both lots	TBD	TBD	N/A
A18	John Klug	0.23 Acres	JLCB 00281	Lake Como	Reapproach the Plan Commission with Mr. Klug sometime in 2025 to give another chance at proceeding with the donation to the Town of Geneva.	Klug wants to donate to Town of Geneva	N/A	TBD	2025
A19	Maple Hills	0.14 Acres	IMH 00216 & IMH 00220	Geneva Lake	Laurie Betlach interested in donating an adjoining lot to our Maple Hills wildlife preserve lot. Will be reaching out to Troy Kruser for appraisal if Laurie would like to proceed.	TBD when appraisal completed	Donation	TBD	2025
A20	Black Point Farms	5 Acres	IL 1600009	Geneva Lake	Potential purchase of 5 acre lot on Black Pt Farms property we testified against. Developer waiting on County approval on septic issues/approvals.	GLC purchase	TBD	Kristen Freytag	ON HOLD
A21	Kishwauktoe / Hwy 50 Property	30.64 Acres	Several	Geneva Lake	Developer has received necessary approvals to proceed on subdivision project.		N/A	Tom Nickols	N/A
A22	WEP & YMCA Properties	103 Acres	Several	Hackmatack	Most property restoration on WEP (103 Acres) has been completed. WEP recently purchased YMCA parcel, with restoration work beginning. Conversations regarding Big Foot Creek and potential phosphorus filter was discussed.	Expected \$1 million	Donation or, KN, Ducks Unlimited and private funds	Tom Nickols	2025
A23	Bob Youngquist	15.11 Acres	N LY3500002	Lake Ivanhoe	Interested in GLC purchasing for appraisal value. Check back in early 2025, and see if would like appraisal completed for property.			Kristen Freytag	ON HOLD

Property #	Easement	2023 Date	2024 Date	Time	Date Report Signed/Completed	Report Done	Pre letter sent	Sent in Mail	Complete
1	Styberg	6/15/2023	8/13/2024	3pm	10/3/2024	YES	YES	YES	YES
22	KNC	Aug 3rd	10/7/2024	10am	Kiera Drafting	NO	YES	NO	NO
6	Covenant Harbor	9/26/2023	6/4/2024	3pm	7/1/2024	YES	YES	YES	YES
5	Stenning/Driehaus	Sept 27th	6/5/2024 & 8/12/24	10am		YES	YES	YES	YES
19	Hildebrand Woods	Aug 9th	6/11/2024	10am	7/1/2024	YES	YES	YES	YES
28	Colman Woods	Sept 13th	6/3/2024	2pm	7/1/2024	YES	YES	YES	YES
10	Home Depot	Aug 4th	7/3/2024	3:30pm	8/12/2024	YES	YES	YES	YES
15	Delavan-Piccolo	10/25/2023							
15	Delavan-Burke	10/25/2023							
9	Abbey Phase III	8/3/2023	12/4/2024	10am	Jaden Drafting	NO	YES	NO	NO
14	Wooddale-Huml	10/16/2023	8/7/2024	1pm	9/26/2024	YES	YES	YES	YES
14	Wooddale-Khurana	10/16/2023	8/7/2024	1pm	9/26/2024	YES	YES	YES	YES
20	Westgate-Love	Aug 18th	7/17/2024	2pm	10/14/2024	YES	YES	YES	YES
2	McEssy	Sept 26th	8/16/2024	10am	10/3/2024	YES	YES	YES	YES
11	Tameling-Newton	10/27/2023	7/10/2024	10am	8/12/2024	YES	YES	YES	YES
7	Town of Linn/Kathy Leith	Sept 28th	10/16/2024	9am	11/21/2024	YES	YES	YES	YES
21	Fait-Vierhoff	11/1/2023							
12	Dr. Peterson/WWOA	Sept 5th	7/11/2024	1pm	10/11/2024	YES	YES	YES	YES
17	Sugar creek	Oct 3rd	10/23/2024	9am	11/21/2024	YES	YES	YES	YES
3	Dr. Edward Petersen	7/28/2023	5/31/2024 & 08/30/24	10am	11/25/2024	YES	YES	YES	YES
30	Brownstein	Aug 31st	7/8/2024	2pm	8/12/2024	YES	YES	YES	YES
35	Michael Fields	Oct 11th					YES		
16	Black Point	Oct 26th	10/21/2024	9:00am	Kiera DRAFTING	NO	YES	NO	NO
25	Honey Creek		8/7/2024		11/5/2024	YES	YES	YES	YES
26	Nokomis Farm		8/7/2024		11/5/2024	YES	YES	YES	YES
27	Krusenbaum Farm		8/7/2024		11/5/2024	YES	YES	YES	YES
29	Woodlot/Yggdrasil		8/7/2024		11/7/2024	YES	YES	YES	YES
33	Hart		8/7/2024		11/5/2024	YES	YES	YES	YES
34	Grabowski		8/7/2024		11/4/2024	YES	YES	YES	YES
13	Charles Moelter	12/12/2023	10/17/2024	9am	Kiera DRAFTING	NO	YES	NO	NO
23	Griffith-Dean				Kiera DRAFTING	NO	YES	NO	NO
24	Griffith-Brian	9/20/2023	7/18/2024 & 11/27/24	1pm	Kiera DRAFTING	NO	YES	NO	NO
31	Windwood 1 LLC				Kiera DRAFTING	NO	YES	NO	NO
8	Cobalt Farms	11/2/2023	11/27/2024	2pm	Kiera DRAFTING	NO	Emailed	NO	NO
4	Geraldson/Birches	11/7/2023	8/7/2024 & 10/21/24	2pm	Kiera DRAFTING	NO	Emailed	NO	NO
18	Woodstone Prairie	9/21/2023	8/8/2024	9am	11/5/2024	YES	Emailed	YES	YES
32	Holzinger Memorial	12/19/2023	10/17/2024	9am	Kiera DRAFTING	NO	Emailed	NO	NO
36	Spiegelhoff	11/1/2023					Called		
37	Knolland Farm	NA	7/16/2024 & 09/19/24	2:30pm	11/25/2024	YES	Emailed	YES	YES
38	Taylor	NA	11/26/2024	12pm	Kiera Drafting	NO	YES	NO	NO

Property #	(FOL) Lands	2023 Date	2024 Date	Time	Date Report Completed	Report Done	File Cabinet
F1	Mill House	8/30/2023	6/14/2024	10am	6/14/2024	YES	YES
F2	Hermansen Woods	9/1/2023	10/4/2024	9am	10/4/2024	YES	YES
F3	Maple Hills	9/11/2023	7/10/2024	11am	7/10/2024	YES	YES
F4	Rohner	8/30/2023	9/13/2024	10am	9/13/2024	YES	YES
F5	Hansen	9/13/2023	10/17/2024	3pm	Kiera Drafting		
F6	Stevenson/ Ken Jacobs	9/20/2023	6/14/2024	10am	6/14/2024	YES	YES
F7	Bromley I	8/22/2023	10/25/2024	1pm	10/28/2024	YES	YES
F8	Zabler	9/5/2023			Kiera Drafting		
F9	Bromley II	8/22/2023	10/25/2024	1pm	10/28/2024	YES	YES
F10	Cimeley	9/1/2023					
F11	Ivanhoe 1	10/4/2023	10/19/2024	9am	Kiera Drafting		
F12	Ivanhoe 2	10/4/2023	10/19/2024	9am	Kiera Drafting		
F13	Bromley III	10/31/2023	10/25/2024	1pm	10/28/2024	YES	YES
F14	High Trees	NA	9/12/2024	10am	9/13/2024	YES	YES

## **Family Leave**

Family Leave is a benefit available to full-time employees of the Conservancy who have been employed with the Conservancy for at least 12 months. Full-time is defined as working at least 35 hours per week. Under the Conservancy's Family Leave, the Conservancy can provide the employee with up to 60 days leave, 30 paid and 30 unpaid, during a one-year calendar period. Family Leave will be granted at the discretion of the board of directors when requested by an employee for an employee's serious health condition, the serious health condition of a parent, child or spouse, or for the birth, assumption of guardianship, or adoption of a child. Family leave can be taken all at once or intermittently. At the end of the Family Leave period the employee is eligible to return to the same position and pay rate which the employee had prior to taking Family Leave. During Family Leave, the Conservancy will continue to contribute to the employee's simple IRA during the 30 days of paid leave, but not during the unpaid portion if the employee elects to take unpaid leave. PTO will not accrue during the unpaid family leave period. The executive director will document the employee's leave in a written statement that will be signed by the employee and the executive director.

# GENEVA LAKE CONSERVANCY, INC.

## MINUTES OF THE BOARD

**Saturday, October 26<sup>th</sup>, 2024, 9:00 a.m.**  
**Barrett Memorial Library, Williams Bay, WI & Via Zoom**

The meeting of the Board of Directors of the Geneva Lake Conservancy, Inc., took place on Saturday, October 26<sup>th</sup>, 2024, 9:00 a.m. at the Barrett Memorial Library in Williams Bay, WI and and via Zoom. The Directors present were Messrs. Brunner, Diamond, Goggin, Licht, Nickols, J.D. Olson & Jeff Olson and Mses. Constable, Freytag, Johnson, Milojevic & Rappaport . Staff present were Mses. Karow & Yancey. Directors joining the meeting via zoom was Messrs. Aschliman & Johnson and Ms. Gardiner. Staff joining via zoom was Ms. Thompson. Ms. Karow acted as Secretary.

**Welcome and Call to Order** – Mr. Nickols welcomed the board and staff and called the meeting to order at 9:04 a.m.

**PRESENTATION OF THE PRESERVE OF WILLIAMS BAY WITH MR. LIAM KREHBIEL** – Mr. Krehbiel attended the meeting around 10:00am and gave a presentation of the proposed Preserve of Williams Bay project. Board members asked a multitude of questions and Mr. Krehbiel was very informative.

**INTRODUCTION OF NEW BOARD MEMBERS** – Mr. Nickols introduced Mr. Kevin Goggin & Mr. Jeff Olson and welcomed them to the Board.

**BOARD EDUCATION – CLIMATE CHANGE PROJECTIONS FOR WALWORTH COUNTY** – Ms. Yancey presented information to the board from an article in the Milwaukee Journal Sentinel that reported the anticipated costs of climate change to Wisconsin noting that it indicates Walworth County could see an average temperature increase of 2.96 degrees in the next two decades.

**APPROVAL & RECEPTION OF MINUTES** – Mr. Nickols asked for a motion to approve the Board of Director’s meeting minutes and for the Board to review and receive the committee meeting minutes presented:

### MINUTES FOR APPROVAL

7/13/24 Board meeting  
9/23/24 Special Board meeting  
10/10/24 Executive Committee meeting

### MINUTES FOR ACCEPTANCE

7/23/24 Land Protection Committee meeting  
8/13/24 Fundraising Committee meeting  
8/19/24 Land Protection Committee meeting  
9/10/24 Fundraising Committee meeting  
9/23/24 Land Protection Committee meeting  
9/24/24 Community Outreach meeting  
10/8/24 Land Protection Committee meeting  
10/14/24 Land Management Committee meeting



10/15/24 Fundraising Committee meeting  
10/15/24 Community Outreach meeting  
10/21/24 Fundraising Committee meeting  
10/21/24 Land Protection Committee meeting  
10/22/24 Finance Committee meeting

**A motion to approve the Board of Director's meeting minutes and accept the Committee meeting minutes with the amendment to the Community Outreach meeting minutes from October 15<sup>th</sup> to include that Ms. Constable joining the meeting via Zoom was made by Mr. Diamond, seconded by Ms. Rappaport. The motion passed unanimously.**

#### **GOVERNANCE COMMITTEE**

- **New Board Member Orientation** – Mr. Diamond said that he and Ms. Happ will be working to schedule a convenient time for the new Board member orientation. He invited old and new members to attend.
- **Parental Leave/Family Leave Policy** – Mr. Diamond said that the committee would be considering a parental/family leave policy. He said current policy allows for an employee to petition the board for a 30 day, unpaid leave of absence. He confessed that he was unaware of an employee handbook and that there was already a policy. He invited members to contact him to discuss their thoughts on the policy and if it should be paid or unpaid. He hoped to have a proposal at the next meeting. There was discussion about contacting other land trust organizations to see what policies they offer.

#### **FINANCE COMMITTEE**

- **Third Quarter Financial Reports** – Ms. Owen was unable to attend the meeting so Ms. Yancey and Ms. Karow reviewed the third quarter reports. Ms. Yancey said she is pleased that we are ahead of contributions compared to where we were last year. She noted that currently our expenses are above what was anticipated but there were added expenses with land easements and acquisition and special events. Ms. Karow explained the cash report and went over the restricted project worksheet. Mr. Diamond asked that the restricted projects include a budget for next year. Since Ms. Owen was absent, it was decided there would not be a motion to accept the financials until the next meeting.

#### **LAND PROTECTION COMMITTEE**

- **Ashburton Easement (Reyes) Violations** – Mr. Brunner reviewed the current easement violations and said letters have been sent to the Reyes and issues are trying to be resolved amicably. Mr. Diamond said that another letter will be sent in the next few days stating that structures need to be removed. Ms. Yancey said that there is currently a chicken coop, and canopy structure that need to be removed. In addition, it needs to be confirmed that the pickleball court and turf on what is supposed to be pervious surface are pervious products. Mr. Diamond explained the monitoring process and that this is how these violations were discovered.

- **Motion to extend Peterson option on 2.4 acre parcel** – Mr. Brunner said that the committee is asking the board for the option to be extended from October 31<sup>st</sup> of this year to January 31<sup>st</sup>, 2025 so that we can get financing in order. Ms. Yancey asked if the option was exercised now, would we have the option to extend it. Mr. Diamond said a letter should be sent to Mr. Peterson stating that we plan to exercise the option with a closing in early January.

**A motion to extend the option on the Peterson property was made by Mr. Bruner, seconded by Mr. Brunner. The motion passed unanimously.**

- **Motion to approve the option on the Carlson property** – Mr. Brunner states that the Carlson property is a 40 acre property. He stated that we have secured a Knowles Nelson grant – which is half of the amount. He said that the rest of that amount would need to be raised. Ms. Constable, the Board champion for this project, stated that the property is across from Northwind Perennial farm and the appraisal came in at \$440,000. She said Ms. Carlson owns the property next door. She said the property has an oak savannah, two creeks and some wetlands. Ms. Yancey stated that we are trying to get a Ducks Unlimited grant to also help with the purchase. She noted that Ms. Carlson does not want hunting on the property but only a place for people to visit. Mr. Diamond recommends extending the option to July 31<sup>st</sup>, 2026 to allow for obtaining a Ducks Unlimited grant and additional funds.

**A motion approve the option on the Carson property to July 31<sup>st</sup>, 2026 was made by Mr. Brunner, seconded by Mr. Diamond. The motion passed unanimously.**

- **Vollbrecht conservation easement update** – Mr. Brunner explains that the Vollbrecht property is 49 acres in LaGrange and is adjacent to the Kettle Moraine state forest. He said that it is an outstanding piece of property. He said that they are currently working on the easement and hopes to bring it back to the board in one of the next meetings. Ms. Yancey explains that Ms. Vollbrecht's son lives next door and has been working with us. She notes that it was drafted but the Vollbrecht's attorney said that it was too restrictive. She said she is working to organize a meeting to discuss this but since the Vollbrecht's do not have email or cell phones it is difficult.
- **Kruse conservation easement update** – Mr. Brunner said that the Kruse property is 40 acres near Burlington in Spring Prairie. Ms. Yancey said that Mr. JD Olson is the Board Champion for this project. Mr. Olson says that this is a fantastic property and it has a creek (Sugar) & beautiful views. Mr. Kruse would like to use the property in part. He noted that Mr. Kruse is also speaking with his CPA regarding the benefit. Ms. Yancey notes that since this property has 55 feet of road frontage that is not enough to be able to put in a development of to be able to further subdivide. She noted that she will reach out to Troy Kruser to see if there are any other option for subdividing the property or will reach out to another appraiser.
- **Land Protection Summary** – Mr. Brunner review the Land Protection Summary report and noted that this report is provided at each Board meeting. He highlighted the need for Board champions on some of the projects. Mr. Olson requested that the tax numbers be added to the report. Ms. Yancey explains difference between Conservation Easements and Fee-owned lands. She noted that the Willard Orchard easement is on hold as Ms.

Hamilton was in a bike accident. She said that the Neshek's in Pleasant Lake are not in any hurry at this time. She looks forward to trying to meet with the Walter Smithe family on Pleasant Lake soon to discuss a potential easement. Ms. Yancey updated on Mr. Klug's property donation that she is trying to assist him in this donation to the Town of Geneva but the Town is concerned about property maintenance. They will hold off for now. She said then talked about our relationship with the Walworth Equity Partners.

- **Prairie Trust Update** – Mr. Brunner talked about Mr. Piening's property of 556 acres west of Delaven. He noted that it was hoped that he would donate the property to us. However after his death, the property was left to the Prairie Trust. Ms. Yancey said that we are working with the Prairie Trust on a management plan. She said since this property has a Managed Forest Law program on it and it wasn't being managed. She said many trees need to now be harvested and invasive species need to be removed. A plan for next year and a budget has been agreed upon and Prairie Trust has agreed to pay us \$65 hour for our time for work pertaining to the property.

## LAND MANAGEMENT COMMITTEE

- **RCPP Contract at Bromley** – nothing to report.
- **High Trees update** – Mr. Johnson reports that the High Trees has a managed forest law and that they will be working on that.
- **Other Issues** – Ms. Yancey spoke about managed forest law and that when the program conceived that landowners would receive a tax break and be paid for the trees harvested from their property. However, the cost of harvesting the trees has become more costly than the funds that they receive for the trees so people are upset – Ron Piening just ignored it all together. She explained that the Hermansen property has a managed forest law and it does not expire until 2050. Mr. Diamond talks about the High Trees property having a significant number of oak trees and we learned that this property is also in a managed forest law program. He said that we are trying to get out of it but in doing so, back taxes will have to be paid. He said we submitted the application but haven't received the final numbers yet for what the back taxes would be. Mr. Diamond requested that we know more about what potential properties are in a managed forest law and ask potential owners not to place their property into a managed forest law.

## FUNDRAISING COMMITTEE

- **Leadership Letters donations to date** – Ms. Thompson reported that all letters have been sent out and to date, we have received \$60,785 in donations from the letters.
- **Financial report on September 6<sup>th</sup> Dan Egan event** – Ms. Thompson reviewed the provided financial summary of the Dan Egan event and reported a net income of approx. \$14,000. Mr. Diamond asked about the cost of the speaker and Ms. Karow explained that the speaker was covered by underwriting. Ms. Karow will update the report.

- **Holly Ball Update** – Ms. Milojevic reported on the Holly Ball planning. She said that there will be tables of 10 with room for a couple tables of 12. She noted max. capacity is 240. She also noted that she is working with an auctioneer for the paddle raise and potentially a live auction.
- **Sponsorships** – Ms. Yancey explains that we are currently at \$45,000 in sponsorships with an anticipation of \$72,000. We will need to work harder to reach our goal of \$90,000.
- **Comedy Show Update** – Ms. Gardiner gave an update on the comedy show fundraiser. She said the committee narrowed in on June 21<sup>st</sup>, 2025 event and are looking at a ticket price between \$175.00-\$250.00 with 300 seats available. She said that she would expect this event to gross \$52,000. She noted that comedians can cost \$30,000. She said this will be a new and exciting way for marketing.

## COMMUNITY OUTREACH COMMITTEE

- **Strategic Planning Meetings** – Ms. Johnson said that they are working to meet to work on future planning and they hope to distribute to the Board at the next meeting.

## ADVOCACY

- **Fontana Tree Losses** – Ms. Freytag provided an update on the Fontana tree ordinance and that she would like to see it updated. Ms. Yancey said that she would like to get on the Fontana agenda. Mr. Nickols suggests that we expand this to decide what we want to say and take it to all municipalities to include the Towns.
- **Fontana Fen Boardwalk** – Ms. Yancey explains that the GLC gave the property to the Village years ago to take care of and for a while they did a good job. There is an MOU that expired in 2020 and not the DOT wants to put a sidewalk on the property along the road but since this is an environmentally sensitive area, they would like to place a boardwalk. She states that she really doesn't have a problem with a boardwalk. She said that this issue is purely for informational purposes since we don't own it and the MOU is expired.

## OTHER ISSUES

- **Search for New Development Director** – Mr. Nickols said we have had candidates but none of them have been a fit. There is a new advertisement that was posted 10 days ago. Ms. Yancey said that she would like to go back to a candidate that she thinks could be a fit and she will check her references. Mr. Diamond asked about salary requirements and he said we should consider offering more money if it's the right candidate.
- **Staff Absent – Janet, Carol & Jaden** – Mr. Nickols updated that there has been a staff shortage recently.
- **December 14 Board and Annual Meeting** – Mr. Nickols noted the location and invited all to be in attendance.
- **Board and Staff January 10 dinner** – Ms. Constable invited all to attend and bring their spouse/partner. The dinner will be at the Yacht Club. More details to come.

## **WATER ALLIANCE**

- In the interest of time, Mr. Nickols and Ms. Yancey gave a brief update and drew attention to materials provided in the meeting packet. Ms. Yancey noted that the report shows that the lake is in more trouble than originally thought – especially the fish population.

## **NEW BUSINESS**

- Bill Madenler bequest – Ms. Yancey reports that Lauren Mack is a cousin of Bill Madenler. Mr. Madenler recently passed away and has listed us in his estate. She updated the Board that we recently received a packet of information that needed to be completed and a board resolution is needed to authorize the Executive Director and Board members to sign on behalf of the Conservancy.

**A resolution that the Board of Directors authorizes the Executive Director and officers to be the authorized signers for documents pertaining to the William Madenler estate on behalf of Geneva Lake Conservancy was made by Mr. Diamond, seconded by Mr. JD Olson. The motion passed unanimously**

## **ADJOURNMENT**

**There being no other business, the Board adjourned to Executive Session.**

**EXECUTIVE SESSION – The board discussed increasing the compensation for an employee who has taken on extra responsibility and the board agreed to provide a one-time payment for the remainder of the year until the employee received an annual raise.**



# GENEVA LAKE CONSERVANCY

## FUNDRAISING MINUTES

Tuesday, November 12, 2024 at 10 AM

A meeting of the Fundraising Committee of the Geneva Lake Conservancy, Inc. took place on November 12 at 10:00 AM at the Mill House and via Zoom. Present at the meeting were Mr. Nickols and Licht, Ms. Gardiner and Milojevic. Geneva Lake Conservancy staff were Mses. Yancey, Happ, and Thompson. Ms. Thompson acted as secretary.

### Meeting Minutes

1. Comedy Show Update- Kate Gardiner  
Ms. Gardiner plans on booking a headliner within 1-2 weeks. She mentioned bringing in local influencers to the comedy shows and will work with Ms. Thompson on this. Ms. Gardiner is working on getting a lower rate from comedians as well and will keep the committee updated. Ms. Gardiner asked if anyone could scope out camera shots at Geneva Stage. Ms. Thompson agreed.  
  
Ms. Gardiner suggested having Ms. Thompson in charge of the comedian performance writer as well as budgeting in a video editor for the comedy shows.
2. 2024 Fundraising and Communication Plan- status  
Ms. Thompson shared that the End of Year letters are on track to be sent out shortly and Holly Ball invites have been sent out. She mentioned that she will send out new member welcome letters.
3. End of Year Letters  
Ms. Thompson mentioned that once they are approved and finalized, they will be sent out.
4. Sponsorship and new supporters
  - a. Status report  
Ms. Thompson thanked Mr. Licht for his sponsorship help and mentioned that Fat Tire, First National Bank and Trust, as well as a few others had recently come in. Mr. Licht asked if we were on track for the year and Ms. Thompson replied yes.
5. 2024 Events
  - a. Holly Ball- Saturday December 7  
Ms. Thompson mentioned that the attendance was up to 94 attendees. Ms. Milojevic noted that the meal has been chosen, a bell choir will be performing, and she is working on the silent auction. She also noted that the band is good to go and silent auction is on track.
6. Member Benefit Party  
Ms. Yancey mentioned to discuss this at a staff meeting first. Ms. Thompson agreed.
7. Contributions  
Ms. Yancey noted that our largest contributions usually come in during December. She also thanked the committee for their help and hard work.
8. Other Business

Ms. Thompson suggested that if any committee members would like to reschedule the fundraising meetings to another date for 2025, please email her and let her know.

9. Adjournment

There being no other business the meeting was adjourned.

Respectfully submitted,

Tai Thompson, secretary of the meeting

GENEVA LAKE CONSERVANCY  
COMMUNITY OUTREACH COMMITTEE MINUTES

Tuesday, November 12, 2:00 PM via Zoom/In Person

A meeting of the Community Outreach Committee of the Geneva Lake Conservancy, Inc. took place on November 12, 2024, at 2:00 pm at the Mill House and via Zoom. Present at the meeting were Ms. Constable, Johnson, Freytag, Mr. Licht and community member Ms. Zimmermann. Staff present was Ms. Thompson, Community Outreach and Fundraising Manager and Ms. Yancey, Executive Director. Ms. Thompson acted as secretary.

Meeting Minutes

1. Welcome
2. Old Business
  - a. Strategic Plan continuation  
Ms. Thompson asked for next steps in the strategic plan continuation. Mr. Licht recommended sending out the powerpoint for the strategic plan. Ms. Thompson replied that she would.
  - b. GLC Messaging  
The committee revised the GLC messaging document and approved the final version of messaging.
3. New Business
  - a. Share the Vision brochure- update  
  
Ms. Yancey recommended tabling this until January. The committee agreed.
  - b. Explore brochure- update  
  
Ms. Yancey recommended tabling this until January. The committee agreed.
  - c. GLC shirts startup  
  
The committee reviewed taglines for hats and shirts and approved them. Ms. Thompson noted that she would work on this in January of 2025.
  - d. Next meeting date  
  
The committee decided to cancel the December outreach meeting and resume committee meetings in January of 2025.
4. Adjournment



**Geneva Lake Conservancy Land Management Committee Meeting**  
**Minutes of the Land Management Committee**  
**Tuesday, November 19<sup>th</sup>, 2024**  
**2:30 p.m. at Chuck Haubrich's House: 33343 Academy Rd, Burlington WI**

A meeting of the Land Management Committee of the Geneva Lake Conservancy, Inc. took place on Tuesday, November 19<sup>th</sup>, 2024. In attendance were Mr. Diamond, Mr. Johnson, Mr. Goggin, and Mr. Haubrich. Staff present were Ms. Theys acting as Secretary, and Ms. Yancey, Executive Director.

The meeting was called to order at 2:30pm.

**I. Welcome (Bruce Johnson-Chairman)**

**II. Withdrawal from Friedman/High Trees MFL contract**

Ms. Yancey explained that it was recommended at our last Land Management Committee meeting that we investigate unenrollment from the MFL program for properties the GLC currently owns. She stated that Ms. Theys was able to determine the amount owed to withdraw from the program for the High Trees/Friedman property. She explained that the cost to buy our way out of the contract would be \$9,733.65 along with a \$300 withdrawal fee. The total being around \$10,033.65. Ms. Yancey reiterated that there is a deadline of December 1<sup>st</sup> to submit this paperwork, otherwise we will have to pay the additional 2025 tax rate on top of the amount owed above. Ms. Theys stated that the above funds do not need to be paid for another 6-12 weeks. She stated that we will be using some of the remaining 2024 funds from our unrestricted land stewardship account for our FOL properties to cover the cost of withdrawal. The entire committee agreed to proceed with submitting the paperwork to Randy Stampfl, the DNR Forester.

**Mr. Diamond moved that we proceed with submitting the necessary paperwork to the DNR to withdraw from the MFL program. Mr. Goggin seconded. Motion passes unanimously.**

**Meeting Adjourned at 2:35pm**

# Meeting Minutes

## *GLC Investment Committee Meeting*

*November 20<sup>th</sup> at 10 am via Zoom*

### **Opening**

The regular meeting of the INVESTMENT COMMITTEE was called to order at 10:00 am by Ms. Owen.

**Present members** were Mesrs. Diamond, Moore, Nickols & Parker & Ms. Owen. Staff members present were Ms. Yancey. Ms. Karow was not in attendance but since the meeting was recorded, she acted as Secretary.

### **INTRODUCTIONS**

Ms. Owen thanked everyone for attending. Mr. Moore introduced himself and provided a brief background of his knowledge of investments and the financial sector. Ms. Owen also provided a brief background.

### **CURRENT ALLOCATIONS**

Mr. Parker gave an overview of current investment accounts. He summarized that we currently have five funds. There are two at the Community Foundation of Southern Wisconsin (CFSW). Funds were placed there as a requirement of our first accreditation. We have a legal defense fund and an easement maintenance fund. He explained that basically when we accept an easement that we have a easement stewardship calculator that comes up with an amount that we ask the land owner to donate to us to help steward the properties. These funds are deposited into the respective accounts at CFSW. If any legal issues arose, we could send the legal bills to the CFSW to cover. Likewise, we could request funds to cover our annual maintenance funds. Since we didn't have an Investment Committee in place during the first accreditation, this was an easy way to have an agency handle these funds for us. He noted that if our Organization were to ever dissolve, these funds are in place into perpetuity to continue to steward the properties accordingly. He gave a summary of current balances at CFSW. Mr. Moore asked how the funds are being invested. Mr. Parker said that it was diversified somewhat conservatively and commingled with other accounts at the CFSW. Mr. Diamond asked if we have to leave the funds at the CFSW or if we can put it under our control. Mr. Parker said that when the funds were being raised that it was presented to the donors that this is how the funds were being used. He said he thought it would be difficult. Mr. Moore asked about the investment allocations and since Ms. Karow was not available to pull additional reports, it was assumed that it was fully invested and Ms. Karow can pull reports at a later date.

Mr. Parker then went over the three funds at Vanguard. He explained that one fund is GLC's fund that is for maintenance of fee-owned properties thought there could be some board discussion there. He then explained that another fund is for the Helen Rohner Fishing Park and that funds have been donated by Mr. Rohner for covering payroll for the annual intern, park programs and long-term maintenance of the park. He explained that the last account for funds that have been donated by Mr. Charles Haubrich. Mr. Haubrich has plans to leave us his estate upon his death so this account is being setup to steward the property.

Mr. Moore requested the fee structure for CFSW. Ms. Owen asked how investments were allocated and Mr. Parker directed her to the target investment allocation structure in our policy. Mr. Moore asked why the structure and asked if there were liquidity needs since such conservatism. Ms. Owen

said we should consider rebalancing. Mr. Diamond spoke about the role of the Land Management Committee and said that they are in the process of creating a budget and determining long term goals for these properties.

### **RECOMMENDATIONS FOR UNALLOCATED FUNDS**

Ms. Owen asked about funds that are currently not invested. Mr. Parker said that there are currently funds in the Vanguard Money Market funds for all three accounts. They reviewed the accounts and current investment allocations. Ms. Owen will have Ms. Karow obtain more information on the available funds from Vanguard.

Mr. Parker drew attention to Board Designated Funds listed on the Balance Sheet. He explained that there are two money market accounts held at First National Bank and Trust and these two accounts were setup as part of the initial accreditation to meet certain requirements. He thinks the Board could look to move these funds into the GLC Vanguard fund since other investments at CFSW are now big enough to meet the LTA requirements.

### **ETSA REQUIREMENTS/MADLENER INVESTMENT OPTIONS**

Ms. Yancey updated the Committee of the death of Mr. Madlener. He left a portion of his estate to us in his will. At this time we do not know any information on an amount that we will receive. So at this time, this is informational only but she wanted to inform the committee of future incoming funds.

### **TIMING AND POSSIBLE CANDIDATES FOR MANAGED SERVICES**

Ms. Owen went over the additional documents that she will request from Ms. Karow and asked when everyone would be available for the next meeting. Mr. Parker said he would like to see us find someone to help manage the accounts that we have. Mr. Moore said that he would like to see us work on investing some of these funds soon and provided his suggestions. Mr. Parker said that he looks forward to establishing this committee to help guide the Board for future years to come. Ms. Owen said that she will continue to look for candidates that would be willing to join this committee.

Mr. Parker thanked Mr. Moore for agreeing to be a part of this committee. Mr. Moore said he looks forward to being a part of a committee that takes action and gets things moving. Mr. Diamond said that before another meeting, he will review the by-laws to see what may be stated for how investments can be made and if they need board approval first.

There was discussion to schedule the next meeting of the Investment committee. Ms. Owen will send out an email to see if Wednesday 8<sup>th</sup> or 15<sup>th</sup> works for majority.

### **Adjournment**

**With no other business to discuss, the meeting ended at 11:05am. There was no motion to adjourn.**