



## **W.C.C. General Membership Meeting June 14, 2025 9:30 a.m.**

Rich Moore – President	Dennise McCann – Treasurer	Peter Pappa – Director
Steve Hungness – Vice President	Ellen Holly – Director (absent)	Brittany Reeves – Director (absent)
Nancy Haak – Secretary	Joe Koehnke – Director (absent)	Brian Smith – Director (absent)

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Since it was Flag Day WCC member and past board director, Joe Lyons, led us in the “Pledge of Allegiance. Thank you, Joe. This was a nice way to start the meeting. We should consider adopting this tradition at future meetings.

### **Finance/Assessments Committee**

- Treasurer’s Report/Assessments - Dennise reported that we have a total of about \$52,000 in our checking and savings accounts. She also gave a run down of assessments taken in this year so far. There are still many unpaid (they were due May 20) and the board recently approved raising the late fee from \$10 to \$25, and raising the lien filing fee from \$25 to \$50 starting in 2026.
- State of Finances and Future Outlook - The last time assessments increased was in 2012. The board has begun the discussion of raising assessments due to an increase in typical expenditures and new necessary ones. In 2019 we did an overall look at the building, its expenses, and necessary expenses that need to be covered. A survey followed in 2020. This was mailed out to all WCC property owners at that time. Feedback then was limited and fairly inconclusive. Selling of the clubhouse was a survey question and responses leaned toward keeping the clubhouse. At that time we discussed bringing it back to the membership at a future time. This topic was open for discussion. Members present shared the following comments:
  - Comment: All property members pay the same amount. Assessments are currently based on the number of WCC lots owned.
  - Comment: The mill rate will need to be raised in order to raise funds for the bills we have (beach upkeep, clubhouse, annual Lake District tax).
  - Comment: When our treasurer shares the increased costs since 2012 at our July meeting, discuss the property members that are delinquent with their assessments. The board has just moved to increase the late fee and lien fee in 2026.
  - Comment: A WCC member stated that she also owns properties in 2 other HOA’s. Those HOA’s have seen a 10% increase each year though WCC has not increased their assessment mill rate since 2012.
  - Comment: It is really about how we spend the money we have. Do we allocate the funds in the right way? Costs have gone up and the new formation of the Lake District has caused more of our funds to go to the lake now. We may have less money to spend on other items in the near future.
  - Comment: Update the survey that was mailed out in 2020. The potential increase of assessments may bring about more input this time around.
  - Comment: Put up signs at the end of the roads when volunteer time is needed for projects.
  - Comment: Have “committees” do some of the work rather than so much being put on the board to do.

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- Comment: Move forward with plans that were decided on and try to not get sidetracked with other things. Getting estimates has been a major issue for projects now.

### **Entertainment and Membership Committee**

- Welcome Wagon - If attending your first WCC meeting please see a board member for your "Welcome Gift".
- WCC 100<sup>th</sup> Anniversary Celebration - Saturday, September 13, starting at 5 p.m. is the date for this planned event. A catered dinner, beer, wine, soda, and water will be provided. Volunteers will be needed to help with setup and clean up. This event is being co-chaired by Dennise McCann and Ellen Holly. Contact either of them if you are willing to help. Invites will be mailed out in July and an RSVP via WCC email is requested.
- A request was made by WOW (Judy Paul) to use the clubhouse for a craft sale in August.

### **Clubhouse, Building, and Sanitary Committee**

- Updates on repairs/maintenance - The painting on the outside of the clubhouse has started and looks great. The porch entry floor has also been replaced. The kitchen foundation work is scheduled to take place the week after July 4.
- Rental Process - <http://wcc.lakewandawega.com/> (\$200 per rental) Several rentals have already taken place this year with more scheduled.

### **Lake, Parks, and Beaches Committee**

- Wandawega Lake District Annual Meeting - Today, June 14, Sugar Creek Town Hall @ 1:00 PM. Bill Kostock, who is on the Lake District board, reported that the Lake District has a rented weed harvester boat that is currently being used with hopes to purchase a used harvester. A member asked about chemical treatment for this year. The LD asked WCC to continue doing this process, but we are no longer responsible for doing so. It is up to the Lake District to organize this now. There were some issues with the payment process from Lake & Ponds Solutions and the Lake District. At this point it is too late in the season to do chemical treatment. Since weed cutting started the lake does look better now.
- Kayak Rack Rentals – Spots are still available for \$50/season. Contact a board member or email.

**Reminder: Place your Beach Pass in the window of your car when parking at either beach.**

### **New Business or Questions**

- WOW (Women of Wandawega) representative Judy Paul reported that a recent plant sale raised over \$200. This will be used for new plantings at the clubhouse. Judy requested help with watering once planted. WOW will also be painting the boat that is on the front lawn and putting plantings in there.
- A thank you to those that helped remove the tree that was hit by lightning at the west beach recently.

### **Upcoming Dates**

**Next Meeting Dates: July 12<sup>th</sup>, August 9<sup>th</sup>, and September 13<sup>th</sup>  
September 13<sup>th</sup> – WCC 100<sup>th</sup> Anniversary Celebration starting at 5:00**

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