

Friends of Lapham Peak
Board of Directors Meeting
June 2, 2021



Attendees (unable to attend*)

Louise Borzynski, John Hillmer, *Jon Jeffords, Rita Keber, Colton Kelly (DNR), *Anne Korman (DNR), Kris Maki, John McCarthy, Anne Riendl, Karl Timm, Rick Von Haden, Dan Wiley, Randy Wichinski

Meeting was held using ZOOM: Meeting was called to order at 6:13pm.

Minutes: May's minutes were reviewed, corrections made, and then approved and posted to our [Web Site](#).

Treasurer's Report: Karl shared his May Treasurer's Report via email (and attached¹). He said there was not much activity this month and that the report was rushed, so no PayPal, and some corrections will be needed. We discussed a few items that he will follow up on, including two UMB deposits, a canceled Check for Habitat for the Prairie Burn, and date corrections.

OLD BUSINESS

Snow Making:

- Colton said the WRSB's tank has not been emptied yet; it will be done with others that need doing.
- John M reported that a new standard SMI PoleCat Snow Gun has been ordered, total cost about \$21K.

Habitat: John H shared:

- New summer tires and a set of rims for them have been purchased. The original tires and rims were great for winter snow but have been wearing excessively in the summer on the asphalt. The original tires are 2 ply and get buckthorn holes in them easily, whereas the new tires are a steel belted radial design that are 6 ply. The new tires are the same as the summer tires that the DNR uses on their 825i Gator.
- Work on M,W,F continues into the spring and summer, with Mon & Wed's work focused on foliar spraying the areas where buckthorn, honeysuckle, garlic mustard, barberry, wild parsnip, phragmites & pampas grass have previously been removed during the past 3-4 years. Some Tue/Thur work on garlic mustard continues, and buckthorn work on the East side of the Park still happens on some weekends.
- Yesterday, June 1st, the brakes on the Gator went out. A brake line has been punctured near the passenger side rear disc brake. After consulting the DNR's Rangers and the Dealer, we asked the DNR to trailer the Gator to Proven Power for repair work.

Memorial Bricks and Benches:

- 3 Memorial Benches have recently been installed.
- Dan said, since last Oct 1st, 37 new bricks have been donated for a profit of ~\$5,800 (net profit of ~\$4,700). To-date, the overall project has a profit of about \$7,000.
 - Dan was looking for the most recent posters for the Butterfly Garden Bricks and could only find the prior one. He updated the prices on that poster and will have John H scan it for future use.
 - Dan's hoping to have work done to expand/complete the walkway this year, so by Fall 2021 it will be completed and ready for more memorial bricks as they are sold.

Ski Series: Since we can now have 350 people for events, there won't be limitations while running the 2022 Ski Series.

Colorama: A timer has been locked in. Letters to prior and potential sponsors have been mailed out.

Insurance:

- Coverage for Colorama will be in place when the policy is renewed this year (insurance for Colorama is included in our policy, at a cost of \$71).
- Dan verified with the carrier that nothing more is needed for the Snowcat operators (previously, there was a question of proof of training or certifications).

Grants:

- Knowles-Nelson Stewardship Program – John H is waiting for the Contractor's canceled check from our payment and then he can complete the paperwork to close this project (and receive the additional \$2,500 from the Program). The Grant Award Time Period for this is from: March 1, 2019 through June 30, 2021. (One day after the meeting, Karl provided that check image to John H).
- FWSP Incentive Grant – one day after this meeting, Louise learned that the check was in the mail to us. She reported in an email to the Board that the FWSP is apparently sending us the full grant amount now: \$9,414.91 (instead of half later). Reporting requirements are the same. FLP must match \$2,353.73 in cash and or in labor. She asked Karl to please start a column for the FWSP Incentive grant for us to track activity.
- 2018 DNR Enhancement Grant and Weizenicker Grant – John M continues to work with Colton on details and John M is tracking the expenditures. Colton said he had a new expenses that he will get to John M.
- The 2018 Enhancement Grant was to add an Orientation Sign to the Park that would be uniform with other Parks and their signs; this seems to still be stalled. The total orientation sign cost was \$1,206.41 with the FLP donating \$752.28 and DNR was to cover \$454.13. On Oct 12, 2018, we sent the DNR a check for our portion (further research indicates that it was check #2974 in the amount of \$752.28, and it was cashed Jan 2, 2019). We asked Colton to work with Anne K to find out where this sign is at.
- NEEF Restoration and Resilience Grant – John M has submitted this asking for \$2,500 for posts and signs and labor to complete the installation work on the Park's perimeter signage effort. (An Eagle Scout project began and completed a smaller segment of this effort).
- Delafield Fund – we have yet to hear if they will be granting us anything this year (we requested money to help pay for UTV wheels and tires).



New Lodge (formerly "Evergreen Replacement"): Committee members shared the progress since last month.

- We reviewed the DNR's commitments that were noted in last month's minutes. During the discussion, Louise asked Colton very specifically, has the DNR agreed to fund these expenses? Colton said, this is not yet locked in stone.
 - Septic, Deconstruction and disposal of the old Evergreen,
 - Parking lot expansion (with approximately 56 more spaces, about a 20% increase),
 - And should handle costs if a new (modified) well is needed.
- John M and Rita highlighted the various groups that they have met with for input. This included meeting with our many of our Board members yesterday. At this time, the concept continues to be listed as a 5,400-5,900 sq foot facility and using \$250/sq foot suggests a total cost of \$1.475 million. While support is strong, and gratitude for the initial funding is very much appreciated, several concerns continue to come up (details are documented by the committee, but the larger issues have attempted to be listed here):
 - Many would like to see the existing Evergreen continue to be used (not demolished),
 - Many would rather not see the Concession operations within this new building (but rather run those out of Evergreen)
 - The Cost feels very high; concerns with fundraising enough (plus some contingencies) were expressed.
- John M showed maps where the proposed building would reside, though he and Colton both expressed thoughts on moving it at least somewhat, or more to the north. John M's DNR wetland map showed that we are not at risk of the DNR being concerned with wetlands in this area.
- John M said they are exploring options to move the current freestanding Electrical Panels into or alongside the new Lodge (where they could more safely be managed).

- Rita told how Charlie R and Will E have enthusiastically been working with them on fundraising plans. They are optimistic about the fundraising potential. They do need a rough rendering before they can seriously start approaching large donors or corporations. They are hoping for something by July so they can get going. (Brochures would be made, banners, mailings, and 1on1 meetings with high potential donors, etc.).

- A proposal for a Site Survey is in the works. Estimated cost: \$1500. It was agreed that this would come out of the General Fund. John M showed the map (to the right) with the perimeter of the survey area outlined (this survey information will help with various work efforts and location options that happen anywhere within this box). Note, this just shows a version of the building location, where the building is not parallel with the parking lot (other versions have it parallel).



Proposed Site Survey Perimeter

- Colton showed his version of a potential location, a bit further north. When Colton was asked if the location was DNR approved, he said it was not yet locked in from a DNR perspective.
- Colton again explained the DNR's biennium budget cycle, and the 2023-2025 budget would not have anything in for this work. Prior conversations with Anne K indicated that anything is possible, from emergency funding or approved budget variances, etc., but none of those are guaranteed.



Colton's thoughts for Location

- Rick commented that fundraising at this time might be difficult. And, that we would want to have the money before we got too far.
- Rita reiterated the optimism that Will and Charlie have regarding fundraising.
- Comparisons to the [Brown County Reforestation Camp](#) building were discussed. When asked if the new Lodge would have a divider for those renting it, the committee said it was being discussed but that was too much of a detail for where they are now in the process. Other comments were shared, including:
 - access to all bathrooms from outside, rather than just one family bathroom on the outside,
 - bathrooms would be on the northside of the building, in the winter's shade, so keeping ice down from that location would be important,
 - being able to run a race from the building, including announcements, etc.,
 - kitchenette access,
 - and trail access
- Anne R voiced concern for getting a commitment from the DNR to maintain a new facility like this (they will need an operating budget to maintain it over the years). She also requested that concessions remain outside of this new Lodge.
- Dan said he had looked at the Brown County building via their virtual tour, as had many of the Board members. He said something like that's needed here at Lapham Peak. He expressed a desire to keep the existing Evergreen.
- Randy asked if we had talked yet with the local legislators or DNR. Colton will ask Anne K about the DNR's perspective. The fundraising committee will talk with the local legislators. Randy talked about the wide scope of users that he believes will benefit and have interest in this (that should help with fundraising).
- Karl commented on the need for more parking. Rick reminded us of Paul S's desire to expand Evergreen and Parking, but that never got very far before his health went downhill.

- John H echoed the need for a centerpiece like this at the park, almost a Welcome Center, an icon, something. He also commented that Evergreen should remain and be re-purposed (for concessions) and that more parking is severely needed.
- Rita requested that the Treasurer's Report include a new "account column" to track donations & expenses for the Lodge project, like we have for Snowmaking, etc. Karl said he would add that in next month's report. Rita will oversee this account to verify tracking is accurate. PayPal donations will continue to come directly to Rita; as checks come in, Louise will deposit those and will communicate the details to Rita.
- Louise concluded the conversation by asking Colton to work with Anne K to be sure they have approvals before we get too far, especially as we start spending money in this direction.



Accounting: Continuing from last month's discussion, Randy clarified that as we go over \$300K in income/donations per fiscal year, we need to have our financial statements reviewed by a qualified accounting firm before we e-file our 990 longform, which is due Aug 15. When we go over \$500K in income/donations, we will need a financial audit of our books before we e-file the 990. Before an audit, we will need a baseline, so now is the time to hire an accounting firm to create the baseline, and do the review, and verify that our 990 is solid. This will also then be helpful to the Lodge Fundraising efforts, as high-end donors will want to see standard financial statements that convey a solidly run operation here.

Randy identified 2 potential firms, and Rita identified a 3rd. The question of cost was asked, and while Randy did not have a quote yet, he said it could be \$5-10K for the review, and possibly twice that for an audit.

After discussion, questions and comments, Anne R moved that Randy should get at least 2 quotes from different accounting organizations, to review our current books and financial statements, and then assist with the e-filing of our 990. Rita seconded the motion, and the motion carried unanimously.

NEW BUSINESS

New Evergreen Kiosk: An Eagle Scout project has built a new 3 sectioned informational kiosk for Evergreen. It's on a new concrete pad which might all need to be moved later with the new Lodge plans, but for now it's looking nice, and just needs content added to the 3 sections.

Adjourned at 8:15pm:

- Rick moved, seconded by Randy, that we adjourn; the motion passed at 8:15pm.
- Our next Board meeting will be **Wednesday July 7, 5:45 pm via Zoom** (to start at 6pm), with anticipated updates to include the work to hire an Accounting Firm, and the new Lodge.

Respectfully Submitted, John Hillmer

Attachment (1):



2021-May Treasurers
Rpt.xls