

Friends of Lapham Peak
Board of Directors Meeting
July 7, 2021



Attendees (All members present)

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 6:03pm.

Minutes: June's minutes were reviewed and updated with one correction and one clarification, those changes were made and then approved; they have been posted to our [Web Site](#).

Treasurer's Report: Karl provided an updated May report (attached¹) and a June report (attached²). He noted that although we only had a handful of donations this month, we received \$37,521 in receipts. Notes:

- received \$9,414 for the WI Incentive Grant.
- received \$20,062.86 in stock for snowmaking operations.
- received \$4,000 for benches.
- Colorama 2021 received \$1,000 in sponsorships.
- received \$1,625 for bricks.

Additionally:

- realized \$1,257.56 of interest for the Nature Center fund at Summit Credit Union.
- purchased \$1,771.79 in sticker merchandise.

Assets:

- included the PistenBully as an asset on the "Asset&Oblig" tab with the value of \$250,000 (it remains an open issue how to handle any reporting for the depreciation of the PistenBully).
- our total assets including the endowment fund is now \$614,806.

OLD BUSINESS

Snow Making: John M reported -

- Plans to improve the load balancing of the A & B circuits continues; the DNR has approved funding to cover the cost of this (~\$10K); this will most likely happen this fall.
- They believe they have identified where the un-anticipated water came from that helped fill up the holding tank for the WRSB. They believe that water was getting into the drain from run-off that got into the building from the SE door before grading and before the door was in place. They will watch it this summer to see if any further grading is needed.
- They are looking to get another garage door opener.
- As reported in the treasurer's report, a \$20K donation for snowmaking operation expenses was received.

Habitat: John H shared:

- Work on herbiciding continues. And, work to clear tall buckthorn and dead trees from around the Hausmann Nature Center is happening to allow the crew to burn through the woods there this fall. They are working with a contractor for quotes to complete the prairie burns in the fall (i.e, in Timms Woods), and to also burn through various units of woodlands, at the very least around Hausmann. The DNR has a donation that can help pay for the prairie burns; Habitat will pay for the woodland burns.
- The brakes have been repaired on the Gator (these were damaged while herbiciding in areas what had short stumps from earlier buckthorn cutting). The Habitat fund will pay for the repair.

Insurance:

- Secura sent us a statement that Dan investigated. On July 15, \$187.07 will be taken via automatic deduction (EFT). \$154.33 is to be debited to Gen fund and \$32.74 to SM. Starting Aug 15 through May 15,

2022, the deduction on the 15th of each month will be \$297.41 (\$154.33 debited to Gen fund and \$143.08 debited to SM). The change in the SM amount is due to an error where Secura continued to charge us for temporary insurance on the Building Project after it was completed, so they owe us a credit, and once that is addressed, then starting in August we will see 'normal' on-going charges.

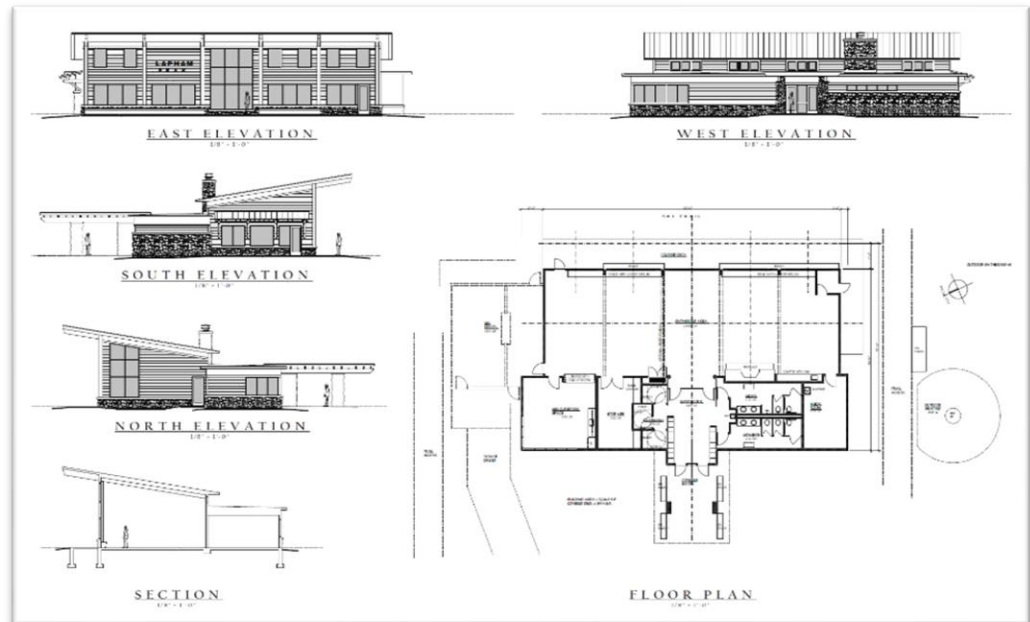
- Dan also explained that our coverage includes 5 events, so when we add Colorama back in, there is not extra charge. For now, we have 3 events, Colorama, Loppet, and the Ski Series. (Kris noted that the Ski Series is a multi-day event, but Dan considers it one of the Events). We could then add 2 additional events for no additional cost – this might be handy for a or some Lodge Fundraising event(s).



Lapham Lodge Discussion: led by John McC, with guests Bruce Wydeven, Scott Ackatz, Paul Keber, and Mark Herr joining us for this topic –

- John M found a 1997 plan from when Evergreen was expanded; it shows how a WE energies line goes under the proposed building site. It also shows what we recently discovered - that a high-power line goes under the recently installed fire pit at Evergreen.

- John explained that they have adjusted the overall plan to leave Evergreen (to be used for now for rentals).
- The team walked us through the proposed floor plan and provided conceptual views of the building from each side. See attachment 3 (a small picture is provided to the right) – this was



document: “2021-07-01 - SD A-1 Layout.pdf” and they also shared a site map (see attachment 4) “2021-07-02 - Lapham Lodge Site Option 9.pdf” and then questions and comments were discussed:

- A closable divider is planned, it will have a door in the divider (to pass through it), the divider will not extend all the way to the ceiling.
- A vestibule is planned on the SE corner, and we wondered if a vestibule should be located on the NE corner as well (to keep cold out). The door to the North might usually be an emergency door.
- The fireplace should be gas, so a location for an outside Propane tank will be needed.
- It was suggested that access to the multi-purpose space from outside might be desirable.
- The covered patio to the East and South would probably be concrete; the building would probably be about 18 inches above the current grade and then graded up to that level. Accessibility in the summer and winter (with snow) are being factored into the grading.
- The Lighting Panel that is on the ski trail to the South would be moved inside to the Mechanical Room.
- John M will ask WE Energies to move the power line that goes under the site or abandon it (and just use the High-Power line from the West); costs for either change would be anticipated.
- John M will also ask for advice regarding the fire pit being over the top of the High-Power line; safety concerns were expressed regarding this situation.

- A Phone line also goes under the site (see the map); John M will ask for that to be abandoned or moved to the new building (this used to go to a pay phone at Evergreen).
- Approximately 20 new parking spaces will be added with this version of the plan (see attachment 4).
- A portion of the roof is planned to be flat, and this is by design to keep snow from falling on people. Water drainage from the roof will need to be planned as details progress. Water drainage off the site will also need to be addressed once the detailed site survey is completed.
- The sloped roof would probably be metal.
- The location of the proposed building was discussed again, with questions of why not further North? The team said moving it would not address the power line issue, would create too much traffic close to the trail, would push the building further away from the center of the parking lot, and from Evergreen.
- High level conceptual renderings were shared, and it was discussed that these are needed to help with early donation discussions. After a contractor designs the details, then actual renderings can be completed, but for now, these are the concept:



- It was asked if the State DNR has approved the conceptual plan, or have they seen it. Anne K said no, and she asked if we would like her to take this forward at this time? Upgrades to wastewater, well water, parking, propane, and electrical are anticipated, so we need to start understanding how much the DNR can cover with their plans. Rick V and Anne R asked earlier if funds for on-going maintenance were budgeted? This is also something the DNR needs to consider. Once Anne K gives the DNR a heads up, then the team would be asked to present a package to them (and by then more details from the team would also be known). John M will send Anne K a package ASAP for her to move forward now.
- Dan noted that construction insurance could cost about \$3,400/12 months, but John Mc clarified that this would be the contractor's obligation (not directly ours).
- The team and guests were thanked again for all this work!



Memorial Bricks and Benches:

- 2 new benches were purchased. 14 open bench sites remain. Louise heard from Jay that several benches are in need of repair; John H will check into this and get those addressed.
- Dan still hopes to finish the paved trail this fall (if enough new bricks continue to be sold).

Grants:

- Knowles-Nelson Stewardship Program – John H submitted the paperwork but has not heard anything back.
- John M asked about the \$10K grant as he's not heard from Noah yet either.

- The Delafield Fund granted us \$500, this went into Habitat.
- Colton is working on the Campsite grant work with John H now that we received \$9,414.91 (plus we/FLP will provide \$2,353.73). He said the seed mixture was revised with input from various experts, and now we will have enough seed to address 5 acres at the site. He's also hoping to get volunteers from the Ice Age Trail Alliance involved since this site is on the IAT (John H & Colton have contacted John Kolbe for help).

Park Report: Colton indicated-

- An LTE has been hired to help at the park, with a start date of 7/19/21.
- Work by Scouts completed some trail restoration work on the West side where erosion was a problem; they used geo-cell material to hold dirt in place. Rick said that erosion, especially with recent hard rains, over by subdivision hill and other locations, is an issue. Colton hopes that this geo-cell underlayment will work, and then it can be used on other ski and hiking trails that have similar issues.
- A new parking lot will be added South and East of the intersection of Hwy 18 & Jones Road – for approximately 40 stalls. The DNR was able to purchase a site there that will provide access to the Glacial Drumlin Trail and the Ice Age Trail. The highway people will also add a nice crosswalk near this location to aid people crossing over Hwy 18 to access the IAT and Lapham Peak.

Colorama: Kris and Jon reported-

- John H added Colorama back to the website and updated it for this year.
- This year, online registration is all that will be offered. RaceWire is live, and 5 people have signed up already (though issues with double charges requiring some refunds are being investigated).
- Brochures will be posted on our kiosks.
- We have 6 sponsors for the event; their logos are on our website; \$1,000 has come in already, and \$750 more is anticipated.
- Shirts will be ordered; volunteers should let Jon know if they can help and what size shirt they would like.
- A \$5 Special Event fee has been approved for parking (unless the car has an annual park sticker already).
- Colton will send Kris or Jon the Special Event Application to complete.
- Kris found an option to rent timing equipment; this might be something to look into for future races.

Accounting: Randy provided 2 options and a comparison of each (attached⁵), for an accounting firm to help us given the size we are growing to and the filing requirements that we are going to be subject to. He shared his review of the proposals for:

- an audit/review/compilation of the Friends' financial statements.
- preparation/filing of our Forms 990 and 1952.
- and other accounting services.






After much discussion, John M moved that we retain an accounting firm to provide necessary accounting services for our financial statements and filings. John H & Dan W provided seconds to the motion which then after discussion passed unanimously. Randy further moved that we pursue retaining RitzHolman for this work, Anne R seconded the motion which then passed unanimously. Randy will get back to each regarding our decisions and will let us know what the next steps are.

Adjourned at 8:37pm:

Our next Board meeting will be **Wednesday Aug 4, 5:45 pm via Zoom** (to start at 6pm).

Respectfully Submitted, John Hillmer

Attachments:

1.  2021 May Treas. Rptv2.xls
2.  2021 June Treas. Rpt.xls
3.  Lodge Floor Plan.pdf
4.  Site Map.pdf
5.  Accounting Firms.pdf