

Friends of Lapham Peak
Board of Directors Meeting
September 8, 2021



Attendees (* indicates not present)

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

Guest: Mark Herr

Meeting was held using ZOOM: Meeting was called to order at 6:08 pm.

Old Business

Goal of the meeting is to finalize the FLP Business Plan for Lapham Lodge and send the Business Plan to the DNR for approval to begin fundraising for the Lodge. FLP board need to decide how much money will be designated to the project.

- Mark Herr is the primary author of the plan. Board members were impressed by his excellent work on the plan.
- John M. read the comments sent to him by board members Dan, Kris and John H. He reminded board members that these monies are not needed for two years.
- Dan agreed with John H. and Kris' comments.
- John M shared a marked-up copy of the August 2021 Assets & Obligations page from the FLP Treasurer's Report which showed a proposal for which monies currently on hand could be designated for the project. This table is NOT part of the Business Plan, just a proposal for FLP board members to consider. John M indicated he thinks the amount the FLP will designate to the Lapham Lodge Project is the major point to be discussed tonight.
- Louise said the Business Plan was excellent. She emphasized that the plan is just a plan and as such can be modified as more facts are learned in the coming months and years. At this time, we need to agree on a plan so it can be sent soon to the DNR so the DNR can send us their Letter of Concurrence, so we can start additional fundraising. Right now, the plan just needs to be approved so it can be sent to the DNR to approve the project.
 - There are two pots of monies for which we do not know the amounts needed: 1. Reserve fund-DNR called it an Endowment Fund and 2. Maintenance for 5 years which is fuzzy and has lots of variables.
 - Notes: next year there will be fees from Ritz Holman for an audit = \$6,000 + tax preparation for approximately \$6,500.
 - We have only one grant from WI State Parks in which we have agreed to spend \$3,500. No other grants require expenditures at this time.
 - The Business Plan states there is a steady stream of income from Colorama, Memorial Bench and Engraved Brick funds but that is not true.
 - There are other projects to support in the park. Anne K has ideas for the Nature Center.
 - John M. can apply for a Knowles Stewardship Grant for 3 years=\$60,000, 2years=\$40,000 or one year=\$20,000.
 - Nature Center exhibits and other contents are not being used and could be sold. The exhibits cost \$11,000.
- John M. said the FLP board need to be committed to the project by putting forth an amount of money to show support.

- Rick said looking at the Total Cash from the August treasurer's report shows there is \$51,000 in Summit Credit Union and \$225,272.54 in checking. Rick stated this is a very strong balance sheet. Anne R. said that it is not all available. Some of those dollars are committed to other specific uses.
- Louise suggested \$600,000 to commit to the project = a \$500,000 donation and FLP commit of \$100,000 from our funds.
- Kris said it was a big assumption that the FLP can fund \$180,000. She is against using \$50,000 from the Nature Center fund. She suggested \$50,000 is a more acceptable amount for the FLP to designate for the Lapham Lodge.
- Mark mentioned he's worked on many projects. Having the organization show on paper they support the project by contributing a substantial amount of money toward the project helps fundraising efforts.
- During much discussion relating to the section titled "Projected Income and Expenses Over Time", Anne Riendl moved the wording in the Business Plan relating to Table 5 indicate the Friends will designate \$100,000 to the Lapham Lodge Project. This would give the Friends a starting balance of \$600,000 before beginning fundraising for the project. The motion was seconded. More discussion ensued. The motion passed by a vote of 9 to 1.
- John M. will update the related table and graphs to indicate these designated amounts.

Other Business Plan discussions:

- Pg. 7 these words: "replacing Evergreen Shelter with". The sentence will now read: "...present a plan for a new building..."
- Pg. 12 future concession addition should be funded by the DNR when it is built in the future because they will own the building by then. John M. said Missy required that information in the Business Plan.
- Kris also objected to the timing shed being eliminated.

Submitted by Rita Keber, for John Hillmer, Secretary