

**Minutes of the Potters Lake Protection and Rehabilitation District Special Meeting held  
Wednesday, July 30, 2025, at Town Hall, Town of East Troy, Wisconsin**

**1-Call to Order**

The meeting was called to order by Chairperson Cathy Schulz at 7 pm.

**2-Roll Call**

Present: Commissioners Cathy Schulz, Chuck DeWall, Bill Roeber, MaryJo Jones, Thad Seymour, plus 12 lake constituents

**New Business**

**3-Discussion on the harvester:**

The 40-year-old harvester, purchased in 1985, has had 15 repairs in the past five years. It is currently not being used due to the need for a solenoid. This part is no longer available, and a temporary \$904 fix is in place. Inland Harvester estimates a \$30,000 cost for complete hydraulic manifold replacement if another controller fails. As other components fail, parts may be unavailable or obsolete. The current motor is 10 years old and no longer made because it won't pass EPA requirements. A recommended replacement model, matching current capabilities and compatible with existing equipment, has a 9-yard capacity and could be delivered by late spring 2026 if ordered soon, costing \$137,000–\$140,000 plus \$6,500 for optional GPS. The current unit's value is about \$10,000 with a trailer; most are sold for scrap.

The proposed payment plan for the replacement is one-third down, one-third mid-production, and one-third on delivery. The first payment would come from about \$67,000 reserves held in Money Market/CDs. The LPL reserve account is currently valued at \$103,000 but is down roughly \$13,000; waiting until 2028 would recover the loss, though funds are locked unless called annually in November, and selling early could incur at least a 7% opportunity cost. Financing options include using reserves and cashing out the LPL at a loss, or using reserves and borrowing at 5.5% interest for 3 years (2026-2028), repaying once the LPL matures in November 2028.

MaryJo Jones made a motion to hold a special informational meeting on Tuesday, August 12, at 6:30 PM to discuss and take possible action on the purchase of a harvester. Chuck DeWall seconded the motion. Board members stated a desire to provide a clear handout and summary of options and rationale. All voted in favor. Motion passed.

**4-Determine lake protection mitigation steps:**

The board discussed various mitigation options. The aim is to improve safety, enhance compliance, and provide greater clarity for enforcement. A motion was made by MaryJo Jones and seconded by Thad Seymour to submit a permit application to the DNR for 32 buoys. All voted in favor. Motion passed. GPS coordinates will guide the approximate placement of the buoys, with the actual installation handled by Complete Piers. In addition, the board is exploring the development of a suggested wake surf zone map based on water depth and shoreline features. Intended as an educational tool rather than an enforcement mechanism, this map could be made available online, posted at launch sites, and included in homeowner packets.

### **5-Updating wording of Potter Lake rules:**

Proposed revisions to the wording of the lake rules were shared; the aim is to correct inconsistencies with DNR regulations and Town of East Troy ordinances. Key updates include defining slow-no-wake periods, consolidating proximity rules for personal watercraft and motorboats, clarifying flotation device requirements and vessel capacity limits, and updating age restrictions to match DNR rules. These revisions will be presented for an approval vote at the Annual Meeting. Following approval, the yellow lake rule handouts will be reprinted and distributed, with laminated copies available as an option.

### **6-2026 Budget Planning:**

This year's financial outlook anticipates \$19,000 in retained earnings, primarily due to minimal weed treatment expenses. Annual tax revenue is projected at \$51,000. Looking ahead to 2026, the budget includes an additional line item, Lake Committees, with \$5,000 budgeted for Fish Stocking and \$2,500 for the Welcome/Directory Committee activities, which include \$2,500 for directory reprint.

A certificate of deposit reinvestment of approximately \$50,000 is planned, expected to generate around \$1,700 in interest.

### **7-Agenda items for the Annual Meeting:**

The Annual Meeting, scheduled for September 13, will include the treasurer's report and presentation of the proposed 2026 budget, which riparian owners will vote on. There will be updates from various committees, including fish stocking, technology, and the welcome committee. Old business will cover the harvester update and ongoing mitigation efforts. The new business will address proposed lake rule revisions and a commissioner election, as the current treasurer's term is ending, and he is stepping down. The meeting will also include a vote on resolutions and the scheduling of meetings for the coming year.

### **Old Business**

None

### **Public Comments**

- Jerry Kozik, W784 Potters Circle, expressed concerns about a vote on a harvester purchase at a special meeting.
- Christine Celley, W971 Miramar Drive, stated that she felt there was a need for greater clarification on the budget and line-item amounts for committees. She also has questions regarding the harvester and conveyor options.
- Bob Rice, W884 Shorewood Drive, suggested the next special meeting be an informational meeting only, with the vote on purchasing a harvester held at the Annual Meeting. He also recommended that there not be a GPS on the harvester.
- Liz Sanders, W834 Shorewood Drive, would like to review warranty documents for a new harvester.
- Joe Jones, N9033 East Miramar Drive, expressed disappointment with some of the comments made at the meeting and concern regarding a desire to have minimal reserves.

### **Announcements**

- There will be a Special Meeting on August 12, 2025, at 6:30 pm.
- The Annual Budget Meeting/Annual Meeting will be held on September 13, 2025, at 9:00 am.
- There is an opening for a new treasurer, as Bill Roeber's term ends on December 31, 2025. Interested parties should contact Chairperson Schulz.

**Adjourn**

Motion by MaryJo Jones to adjourn. Seconded by Bill Roeber. Motion passed. Meeting adjourned at 8:51 pm.

Respectfully submitted,

Chuck DeWall  
Secretary