

**ROCK LAKE ESTATES UNIT OWNERS ASSOCIATION  
2024 ANNUAL MEETING NOTIFICATION**

TO: Rock Lake Estates Unit Owners  
FROM: Rock Lake Estates Board of Directors  
RE: Rock Lake Estates Annual Meeting, October 12, 2024

**In accordance with Section II, 2.02 of the association bylaws, the Board of Directors has determined the date and time of the annual meeting of the Rock Lake Estates Unit Owners Association to be held on October 12, 2024, at 10:00 a.m. at the Lake Mills Fargo Public Library.**

Notification of this meeting has been made as follows:

Distributed by September 30, 2024:

2024 Annual Meeting Notification

Annual Meeting Agenda

President's Report

Annual Meeting Minutes, October, 2023

2024 Proxy Form:

In the event you are unable to make the annual meeting, please provide your signed proxy to a unit owner to allow them to vote for you at the meeting.

Proposed 2025 Budget

RLEUOA Directory

# ROCK LAKE ESTATES UNIT OWNERS ASSOCIATION

October 12, 2024, 10 A.M.

Lake Mills Fargo Library Meeting Room

## Annual Meeting Agenda:

- Call meeting to order
- Roll call
- Proof of notice of meeting
- Proof of quorum (simple majority of unit owners)
- Approve minutes of annual meeting of October 14, 2023
  - Minutes are attached to allow reading before meeting
- Reports of officers
  - President's report
  - Treasurer's report
- Election of Board of Directors
  - Three year term expirations (Jackie Schenck & Gene Hanson)
- Old business
- New business
- Approval of 2024 budget
- Adjournment

Board of Directors meeting to follow for the election of officers.

Rock Lake Estates Condominiums  
Annual Meeting – October 12, 2024  
President's Report

First, I would like to take the opportunity to thank the Board of Directors for their support throughout 2024. And once again – Thank you Georgiana Gates for your support to the Board and to everyone in the association as well. Welcome to our new owners joining the Association and our community – Mike & Dawn Bernatz in unit #20, and Rob & Nancy McMury in unit #6. Leaving our Association is the Spencers (they still live in the city) and Jan Vetter who has decided while her health is good to stay fulltime in Skokie, IL.

As always, I am asking if you have an agenda item for our Annual meeting that may require some “thinking through” by the Board, please let a Board member know in advance. We appreciate having the opportunity to do the thinking ahead of time to shorten topic discussion times.

This year has been a great year for us! The lake levels have been terrific for the boaters! We are continuing to use allowed applications of “muck eater” to try and reduce the amount of muck in our marina. This will be a multi-year project... maybe even into infinity! We have given the contract for lift and pier removal to a new contractor this year. The Board hopes to get a bit more stabilization of the piers and lifts. Manke has some ideas for us – and will most likely have more as they learn our area of the lake when they take our lifts/pier sections out.

We will be able to maintain our Association dues for next year. Our insurance carrier dropped all “habitable buildings,” so the hunt was on to find another provider before our May 1 termination. We now have Country Financial as our insurance carrier. I continue to see inflation increases from our vendors – and we may be looking at an increase in our lawn care and snow removal. A BIG thank you to the tree trimming dynamos from our association. Spear headed by Mike Jardine and Ed Heimstreet with assistance from Gene Hanson, Jack Way, Mike Algrim, Dan Barnish and Jim Prey the trees were trimmed, limbs/leaves disappeared and A LOT of money was saved for the association. Nice job gentlemen!! Thank you!

This year there are two Board positions up for election. The positions are currently held by Jackie Schenck and Gene Hanson. These are three-year terms. Please consider serving on the Board and have your name put in for nomination. If you are thinking of nominating someone other than yourself, please ensure the person you are nominating will accept the nomination! Thanks for your thoughtful reflection on this opportunity.

Thank you for your support in 2024 – looking forward to another wonderful year in 2025!

Best Regards, Jackie Schenck



# ROCK LAKE ESTATES UNIT OWNERS ASSOCIATION

Meeting notes-annual meeting  
October 14, 2023, 10 A.M.  
Lake Mills Fargo Library Meeting Room

## Annual Meeting Agenda:

- Call meeting to order
  - 10:05 Jackie called meeting to order
- Roll call
  - 18 units represented in person or via a proxy
- Proof of notice of meeting
  - sent prior to unit owners
- Proof of quorum (simple majority of unit owners)-18 represented; 12 present in room, 6 via proxy and 7 absent
- Approve minutes of annual meeting of October 8, 2022
  - Minutes are attached to allow reading before meeting
    - motion to approve minutes of last meeting made by Ed Heimstreet, seconded by Jack Way. Motion passed.
- Reports of officers
  - President's report
    - motion to approve the president's report made by Mike Algrim, seconded by Dee Elliot. Motion passed
    - Mary L passed away last Thursday. Service is Sat Oct 21<sup>st</sup>. Board approved \$50 from RLUOA to hospice
  - Treasurer's report
    - Discretionary fund at \$10K, General fund \$7194.24, and roadway \$62,207.91 as of Sept 30<sup>th</sup> 2024
    - motion to approve treasurers report made by John McGinnis, seconded by Deb Jardine. Motion passed.
- Election of Board of Directors
  - Three year term expirations (Dee Elliott & Holly Barnish)
  - Holly Barnish makes a motion to nominates Dan Barnish to the board, John McGinnis seconded the nomination, motion passed.
  - Jackie nominated Dee Elliot for the board of directors and Mike Jardine seconded the nomination. Motion passed.
- Old business
  - Ed Heimstreet has concern of low water level, can we extend pier out 8 feet.
  - Jackie explained there is a joint rock lake committee which gave proposals to city to advise what needs to change. DNR gives dam order as to when the city can raise and lower the lake. Mechanics of dam is automated and likely needs to be changed. Report states when ice is off we should let ice melt and stay in lake and also take the level down later. Right now says must by at a lower level by Oct 31<sup>st</sup>. Currently set up to do this mid Sept-Oct 1<sup>st</sup>. Rock Lake

Improvement Association-request following what DNR states (dam order from the 90's). They suggested to get to Oct 1<sup>st</sup>.

-City has decided to leave water level at the medium level of what is recommended.

-currently we cannot move piers and lifts out further because it becomes too deep and lifts will need to be raised per Dean

- New business

-street lights: have been a problem for 1 year, Mary Lea has called with no response, Jackie will make a phone call

-request to explain insurance: per Jackie when assessed found we were underinsured when you look at replacement value. We went to lawyer to find out what we need to cover then we got insurance bids from 3 companies. The result was insurance was at \$8,400 but now \$17,000. Deductible \$5,000 per building

-in unit owner's condo insurance there is a fund of money to help with \$5,000 deductible that is covered by condo: suggest check with your condo insurance and ask what your covered for loss of assessment. Often just \$11/year to increase this through your personal insurance.

-current insurance carrier is coordinated by Harms (insurance broker) Nicole W.

-tree work: Topel has bucket truck back (trees by Deb and Mike by east side of deck-a locust type of tree and 2<sup>nd</sup> tree is an oak between 17 and 18. Hickory tree between 4 and 5 would like dead branch needs to be removed. Need to do a landscape request.

- Approval of 2024 budget

-question if can pay dues monthly instead of quarterly? Answer is that bylaw states that the dues are quarterly

-increased insurance \$8400, increased lawn care, landscaping, utilities, and pest control.

Roadway the same. Total budget \$70,000

-Dues will go up to \$700 quarterly starting Jan 1, 2024

-motion to approve 2024 budget made by Dee Elliot, seconded by Mike Algrim. Motion passed.

- Adjournment

-10:47 am motion to adjourn annual meeting made by John McGinnis, seconded by Jackie. Motion passes.

Board of Directors meeting to follow for the election of officers.

Minutes respectfully submitted by Holly Barnish, Secretary.

Rock Lake Estates Unit Owners Association  
2025 Proposed Budget  
(Approval at Annual Meeting, October 12, 2024)

Insurance	\$ 17,000
Landscaping	\$ 11,500
Lawn Care	\$ 14,000
Maintenance	\$ 8,800
Snow Removal	\$ 9,800
Utilities	\$ 2,600
Office Expense	\$ 300
Professional Fees	\$ 100
Pest Control	\$ 900
Roadways*	<u>\$ 5,000</u>
<b>Total</b>	<b>\$70,000</b>

Association Dues \$700 Quarterly

Please pay promptly - Jan. 1, April 1, July 1, Oct. 1

\*Annual amount designated for Fund

October, 2024



**Rock Lake Estates Unit Owners Association Directory**  
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262-443-3130 Valerie

October, 2024

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