

**Minutes of the Meeting of the Board of Directors
Lake Washington Improvement Association
Tuesday, 07/15/2025**

The monthly meeting of the Board of Directors of the Lake Washington Improvement Association was held at the Lake Washington Park community center. The following board members were present: Jason Femrite (JasonF), Harlan Mehlhop (HM), Jim Folden (JF), Joel Prybylla (JP), Kent Reeves (KR), Wade Baumberger (WB), Greg Germscheid (GG), Chad Fowlds (ChadF), Spenser Bradley (SB), Brenda Hennek (BH).

LWIA Board meeting

Acting President Femrite called the meeting to order at 6:00 PM. The first order of business was to approve the minutes. A motion was made and seconded to approve the minutes, pending a change on the date of the next meeting which should have read July 15th. The motion was unanimously approved. JP/JasonF

Kent Reeves presented the Gambling report. The net gain for the month was \$3466.67. LWIA's share of the net gain was \$1091.10. Cash over/short was reported and inventories on hand were reported. Cash on hand in the gambling checking account at month's end is \$84,927.12, and vouchers for the month totaled \$117,605.66.

1) The gambling fund needs pre-approval for all checks listed on LG1004.

2) Vouchers numbered 8251 thru 9292 were presented for approval. They were for city taxes, state fees, accounting fees, storage fees/rent, rents, lawful purpose expenditures, auditing fees, misc. cash/bank money, pull-tabs and e gaming. Upon questioning Kent, vouchers were numbered through 8292, not 9292 as in the report.

All supporting documentation was present for review by the Board.

A motion was made and seconded to approve items 1 and 2 above, and to approve the Gambling report as presented. On the report was acknowledgment of the Lawful Purpose expenditures vote that was done via email at the end of June. Chad Fowlds made a motion to approve the items above, and the report as presented; it was seconded by Spenser Bradley, and unanimously approved with Kent Reeves abstaining.

More gambling discussion ensued. The process by which the Lake Association gets its share of gaming revenue was discussed. It was noticed that it was possible that some Lawful Purpose Expenditure checks were written before the actual approval was made, and that this may not be proper. Kent will watch this in the future. He also brought up a site visit at the Westwood this past month. There were two

General Business: Committee Reports

Treasurer's Report: Jason presented the report. Jim pointed out that the Lake sediment release study-final payment check has been cut, but does not need to be released till such time as the actual report is in hand. Motion was made, seconded, and unanimously approved to approve the report and payment of bills as presented. JP/KR

Communications/Social Media: NR

Fundraising Committee: Nicki said the Magnets are done. Golf event is being worked on, and asked if we should have a 50/50 raffle again. It was a success last year, and agreed should take place again this year. A motion was made, seconded and unanimously approved to spend up to \$200 for the printing of the raffle tickets for the Sept. 19th golf outing.

Investment/Finance Committee: NR

AIS Committee: NR

Water Quality Committee: Chuck B mentioned that the draft report has been sent to all Board members for review. Review and send comments to him and Paul. The big take away from the report is that our external loading most likely has more effect on the lake condition than the internal loading. Alum treatment, while it might be a bit helpful, is probably not a good idea until the external loading is better controlled.

Old business: The annual meeting date needs to be confirmed. Gary had sent an email and the 3rd Tuesday in August was not available. Directors checked schedules, and it appears that August 21st was a good date. A motion was made, seconded and unanimously approved. NV/CB

New Business:

Jason Femrite resigned as president. A motion was made, seconded and unanimously approved to accept the resignation. HM/JF. No nominations were made, and Jason agreed to run the next meeting, and Chuck will run the annual meeting. In the discussion, Karen Wright was introduced and asked if she would be willing to serve on the Board as a representative of Area 2, as allowed by our by-laws. She agreed, and a motion was made, seconded and unanimously approved. JF/JasonF

The Pat Baker CRP project has appeared on the radar again. Pat reached out to a past Board member, Jerry Lucas; he reached out to Harlan. Chuck verified with Mike Schultz that he has in fact applied for CRP status on his 61.7 acres. The Board agreed we need to negotiate with him. It was recommended that Pat meet with Spenser and the finance committee.

There was a "Mud Bay Blaster" email from Gary. The Board briefly discussed this, and agreed any effect on the lake quality was insubstantial. And the DNR is aware of them as well.

No Wake Map: Jim F brought up the availability of a map showing a "Best Practices" way to show where wake boats can operate on the lake with the least impact on the lake quality. This is available through Minnesota Lakes and Rivers for \$150. After brief discussion a motion was made to approve \$150 for the purchase of this map. Jim will follow up. JP/CB

The next meeting will be on July 15, 2025. A motion was made and seconded to adjourn at 6:55 PM. (GG/KR)

Respectfully submitted,

**Lake Washington Improvement Association
Annual meeting minutes
Thursday, August 21, 2025**

The 2025 Annual Meeting of the Lake Washington Improvement Association was held at Camp Patterson. The following directors were present: Chuck Brandel, Jim Folden, Joel Prybylla, Greg Germscheid, Brenda Hennek, Nicki Veith, Chad Fowlds, Jerry Lynch, Zack Jasper, Karen Wright, Wade Baumberger, and Kent Reeves. Mike Schultz of the LeSueur County Soil and Water Conservation District, Holly Bushman and Trevor Rudenick of LeSueur County Environmental Services, and Shannon Gullickson of Camp Patterson. Vice President Chuck Brandel called the meeting to order at 6:20 PM.

VP Chuck Brandel had a few opening words of welcome, and there was an introduction and acknowledgment of the current directors present.

Next was the nomination and election process for Odd numbered Lake areas, and formal election of Board nominated Even number area directors. The open seat in area 2 has been filled by Karen Wright from area 3, and she has agreed to continue; and in area 6 the open seat had been filled by the Board by Wade Baumberger, who has also agreed to continue.

For Area 1 Jim Folden has agreed to continue, and Chad Fowlds has offered to be a director.

For Area 3 Joel Prybylla and Spenser Bradley have agreed to continue.

For Area 5 Greg Germscheid has agreed to continue. Jerry Lynch has stepped down, and in his place Jim Folden nominated Charlie Dumdei (who has previously agreed to serve) for the open seat

For Area 7 Zack Jasper has agreed to continue. Brenda Hennek has stepped down from her many years on the Board, and Kristen Nett nominated Dan Connor for the open seat.

A motion was made and seconded to approve the candidates. The motion was carried with no objections through a voice vote.

Secretary Folden gave a short acknowledgment and thank you to all the people who have helped the Association accomplish it's goals, from residents and non-residents who have volunteered in small but important ways, to the land owners who have worked with us and the LCSWCD, and to the past Board members and those just leaving now.

Secretary's Report: The minutes of last year's meeting were shown on the screen. They were read and a motion was made and seconded to accept the secretary's report as presented. Upon voice vote the motion was passed. A request was made to have them available on the website, and this will be done.

Treasurer's Report: A recap of the past years finances was shown on the screen, and reviewed by VP Brandel. A motion was made and seconded to accept the treasurer's report as presented. Upon voice vote the motion was passed.

Committee reports VP Brandel showed a slide with our committees listed, and current committee members, and talked about the needed for more members. You do not need to be a Board member to serve on a committee!

Gambling Report: Gambling Manager Kent Reeves presented a recap of the 2024-2025 fiscal year, including a list of all non-profits that have benefited from our gambling program. There was a misprint on the recap, as the amount contributed to the LWIA was \$35,000, not \$65,000. A thank you was given to our 4 sites, Jonny B's, South Street Saloon, Weggy's on Campus, and Westwood Marina. Upon voice vote the amended report was passed. (Amended report attached)

Fundraising: Chuck reviewed the Fundraising slide, and the importance of it. Last year was very successful, and the focus moving forward is to have more events, and to increase membership in our Association. The golf tournament, Polar Par-tee, and raffle tickets are all coming; and membership packets have be sent out to many already.

AIS Committee: Chuck reviewed the slide, noting the increased acreage sprayed and the new chemical used this year, Flumioxazin. Past AIS chairperson Brenda Hennek spoke about the review process to determine where to spray and what to use, and the expertise we have at hand to help the committee make a recommendation to the Board.

Water Quality Monitoring Committee: VP Brandel is also Water Quality Committee Chairperson. He gave a recap of the 2024 results, and a review of our current monitoring. Also some preliminary results, showing potentially decreased phosphorus levels.

New Business: The Board recommended an increase in dues from \$75 to \$100 for the upcoming year. Barb Folden gave a brief summary of the dues history from back when it was \$35/yr to date. The number of members decreases with each increase initially. In discussion, a question on a Lake Improvement District (LID) was asked. VP Brandel has been involved in these before, and gave a brief recap of the process. He suggested that if there is enough interest, a committee be formed to pursue this. Association member Nick Hermer presented a survey he had personally done of 52 of 60 homes on Connor's Point. It seemed to indicate residents were interested. A few more questions were asked and answered. A comment was made concerning "printed directories" to paid members was no longer being done, and that he felt that may be a reason why people no longer belong to the Association. Also the question of how to "see if I've paid" arose, which Director Folden answered by simply typing your name in the "Member Portal" on the website.

Director Folden made a motion to increase the dues, it was seconded. Under further discussion, a number of people felt raising the dues would be counter productive, and felt that personally reaching out to unpaid residents might be more effective. Director Folden made a motion to table the initial motion, it was seconded and approved by voice vote.

Guest Speakers

LeSueur County Soil and Water Conservation District representative Mike Schultz spoke on projects around the lake, and had a slideshow on them. He also pointed out the importance of the Association's matching funds we had made available and how those funds allowed the LCSWD to leverage additional grants for the work they do. He also made the attendees aware of the "Outstanding Conservationist" award the LWIA has recently won, The sign acknowledging this will be in the Lake Washington County Park community building.

Trevor Rudenick, LeSueur County Water Resources Planner spoke next on shoreland treatments and permitting rules. He reviewed slides on basic "Alteration" of shoreland that require permits such as Riprap and Beach sand blankets, impervious surface, and ice heave repair. He also mentioned the "Lawn to Legume" program .

Holly Bushman, LC Water Resources Manager spoke on our place in the "One Watershed, One Plan" program. We are in the "Shanaska Creek" region of the "Middle Minnesota River, Mankato" comprehensive watershed. Of 9 total projects in this region, we are slated for possible help with 3 different areas of concern. Lake Washington is an important part of this watershed!

Next up was Shannon Gullickson from Camp Patterson and the Kiwanis Club. She spoke on the history of the camp, the users of the camp, the recent improvements to the camp, and the upcoming improvements; both scheduled and those in the future. She spoke of their fundraising efforts, and recent matching funds by Taylor Corp. She thanked the Lake Association for our help and asked if any of the attendees were able to please donate, as the funds will be matched.

A motion was made to adjourn, seconded and unanimously approved with voice vote and 8:05PM.

Jim Folden, Secretary

8/22/25

REPORT FROM THE GAMBLING MANAGER

ANNUAL MEETING AUGUST 21, 2025

HERE ARE THE TOTALS FROM OUR LAST FISCAL YEAR-- 7/1/24 THRU 6/30/2025

TOTAL GROSS SALES	\$ 6,687,147.15
TOTAL PRIZES PAID	\$ 5,797,790.14
GROSS PROFIT	\$ 889,357.01
ALLOWABLE EXPENSE	\$ 489,736.77
TAXES AND FEES PAID-MN	\$ 278,083.63
CITY OF MANKATO	\$ 25,193.77
DONATIONS	\$ 81,000.00

The following is a list of non-profit organizations that we have helped in the last fiscal year.

The Lake Washington Improvement Association -- \$35,000.00
In the Mankato Area \$46,000 was distributed to the following.
MSU Foundation-Mankato, Mankato West HS, LEEP, Toys for Tots, Back Pack Food Program, Blue Earth Area Rugby Society, Nu Way Alliance and the Salvation Army-Mankato.

PLEASE PATRONIZE OUR GAMBLING SITES.

THEY ARE JONNY B'S, SOUTH STREET SALOON, WEGGY'S ON CAMPUS AND WESTWOOD MARINA.

THANKS VERY MUCH,

KENT REEVES-Gambling Manager
Phone 507-327-8786

**Minutes of the Meeting of the Board of Directors
Lake Washington Improvement Association
Tuesday, 09/16/2025**

The monthly meeting of the Board of Directors of the Lake Washington Improvement Association was held at the Lake Washington Park community center. The following board members were present: Jason Femrite (JasonF), Harlan Mehlhop (HM), Jim Folden (JF), Joel Prybylla (JP), Kent Reeves (KR), Chuck Brandel (CB), Chad Fowlds (ChadF), Spenser Bradley (SB), Karen Wright (KW), Nicki Veith (NV), Dan Connor (DC), Charlie Dumdei (CD),

LWIA Board meeting

Vice President Brandel called the meeting to order at 6:00 PM. The first order of business was introduction of new members. Charlie Dumdei and Dan Connor introduced themselves, and Board members did the same.

A motion to approve the agenda (with the addition of renewal of the porta potties contract under old business) was made, seconded and unanimously approved. (SB/JF)

Minutes from July were not included or available. They will be reviewed for approval at the October meeting.

There was discussion on the annual meeting. It was too long, although a last minute addition to speakers, and extensive discussion on raising the dues were also somewhat responsible. On the positive side, we picked up a number of new volunteers, and interest was brought up on the topic of a Lake Improvement Tax District. Also there was a lot of food left over, and the price had substantially increased.

The election of officers for the upcoming year was done. Chuck B volunteered to take the President position (Jason F/JF), there were no volunteers for Vice President, but Wade Baumgartner was nominated (CD/JF). Jim F agreed to serve another year as secretary, and Spenser B agreed to continue as treasurer. Harlan M made a motion to approve the slate of candidates, Joel P seconded, and the vote was unanimous.

Kent Reeves presented the Gambling report. There were some questions about the report and a brief discussion ensued about trying to obtain new sites. He then moved to the actual report. The net gain for the month was \$28,471.90. LWIA's share of the net gain was \$16,116.97. Cash over/short was reported and inventories on hand were reported. Cash on hand in the gambling checking account at month's end is \$107,408.78, and vouchers for the month totaled \$32,587.12.

1) The gambling fund needs pre-approval for all checks listed on LG1004.

2) Vouchers numbered 8319 thru 8340 were presented for approval. They were for city taxes, state fees, accounting fees, storage fees/rent, rents, lawful purpose expenditures, auditing fees, misc. cash/bank money, pull-tabs and e gaming.

All supporting documentation was present for review by the Board.

A motion was made and seconded to approve items 5,6 and 7 on the report. Joel Prybylla/Spenser Bradley. It was unanimously approved.

A motion was made, seconded and unanimously approved to approve the report with the amending of the change of date in the "Accounting period". It should read "August".

Jim F brought up the discrepancy revealed at the annual meeting in what LWIA received from gambling in the 2025 FY. The correct number was \$35,000 as reported on the profit and loss, not \$65,000 as reported on the gambling recap. Kent will send out a corrected copy.

More gambling discussion ensued. Curt Wandersee is not going to come back, and his brother Steve is no longer willing to help either. Currently Kent is doing all 4 sites, but he has recently hired a new person. Currently Kent visits each site twice weekly. He also reported that he is looking for a replacement, as it is getting to be too much. Spenser brought up the upcoming 50/50 raffle being proposed at Maverick Hockey games. It appears to be moving along, and a meeting will soon be held to discuss operating details.

General Business: Committee Reports

Treasurer's Report: Spenser B presented the report. Motion was made, seconded, and unanimously approved to approve the report and payment of bills as presented. JF/HM

Communications/Social Media: Jim F will be getting the website updated with new pictures and contact info on new Board members, and updating committee info.

Fundraising Committee: Nicki presented info on the upcoming golf tournament. We are short a few golfers, but on track to have a successful event anyway. Current net stands around \$6,400 so far. A list of silent auction items will be made available on FB for the upcoming event.

Investment/Finance Committee: NR (it was covered under the treasurer's report, and will now be merged into that committee)

AIS Committee: Needs a chairperson, to be discussed.

Water Quality Committee: Chuck B will be scheduling a "End of Year" meeting once monitoring results are in. Mike Schultz found funding for the Hinton Watershed study. Saves us a significant expense, and moves that potential project forward.

Old business: Greg Girmscheid had emailed Chuck that the porta potty contract needs to be renewed if we want porta potties this winter. The amount is \$688 from Dec 1 to April 1st. Greg G moved, KR seconded and this passed unanimously.

New Business: Committee review: The most recent list of committees and committee members was reviewed. Jim F will take over as Chair on Communications/Website/Social Media committee. Charlie Dumdei will take the Chairperson of AIS, and Chuck Brandel will take Chair of a new committee called "Lake Improvement District" committee. One other new committee will be the "Membership committee", made up of all Board members and any interested people. No chair was chosen.

A complete list with all changes will be attached to these minutes.

The final item was requested by Jim F. Going forward, minutes at the annual meeting will be from the preceding month meeting, and will be approved at the ensuing month. Gambling will be handled the same as it has been.

The next meeting will be on October 21, 2025. A motion was made and seconded to adjourn at 7:20 PM. (Jason F/JF)

Respectfully submitted,

Secretary, Jim Folden
09/17/2025