

**PROPERTY OWNERS' ASSOCIATION of COUNTRY CLUB ESTATES  
BOARD OF DIRECTORS MEETING  
OCTOBER 19, 2022 (APPROVED)**

**Board Members Present** – Tom McGreevy, Sandra Hibbard, Scott Vilona and Glenn Aldinger

**Excused** – Steven Zabowski

**Employees Present** – Carrie Vorpapel

**Visitors Present** – Village of Fontana Fire Chief Wolf Nitsch, Elizabeth Russell-Jones, Angelica Wright, Phil Seeber, Chris Polkow, John Prio, Jeff Thompson, Victor Grace and Village of Fontana Deputy Fire Chief Rick Manthy

**Call to Order** – The meeting was called to order at 5:01 pm by President Tom McGreevy with a quorum present.

**Approval of Minutes** – The minutes from the September meeting were reviewed. Glenn Aldinger moved to accept the minutes as written. Sandra Hibbard seconded. All members present voted “aye.”

**Visitor's Comments** – Chief Wolf Nitsch and Deputy Chief Rick Manthy of the Fontana Fire Department provided information on the upcoming referendum for the Village of Fontana on the ballot November 8<sup>th</sup>. Please see the attached document or visit the Fontana Fire and Rescue Facebook page for more information. John Prio expressed concern about people speeding on Shabbona. Julie Navin asked for an update on the Bylaw rewrite. Tom McGreevy said the updates should be sent to the Board next week and then to the attorney for review after that. It was asked if a cross country ski path is made for the winter. There is not a path but people are welcome to cross country ski. Victor Grace suggested putting a sign on the ramps that says reserved as when he takes out his boat, he returns and people have left other items in his ramp space. Tom McGreevy said “reserved” could be stenciled on the spaces after the piers are painted next summer.

**Old and New Business:**

**A. Golf Course** – Erich Lange was not present. He submitted financial reports to the Board electronically for review. The golf course is set to shut down on October 31<sup>st</sup>.

**B. Beaches and Piers -**

Sandra Hibbard reported the paddleboards were put in the shed and they are in good condition. Glenn Aldinger said he put the AED away for the winter and took the AED sign down. Sandra Hibbard said there are about 30 chairs at the beachhouse. She found that chairs are in stock and are \$40 each. Sandra Hibbard moved to purchase 30 chairs for the beach. Glenn Aldinger seconded. All members present voted “aye.”

The Board received a complaint that piers were taken out too early. The resident that sent the complaint was under the impression that piers would be taken out later in the season and that there is an agreement with the pier company for this to happen. Tom McGreevy clarified that there is only an agreement to provide a bonus to the pier company for early installation. There has not been an agreement for when the piers are removed.

Ramps will be labeled as the numbers are difficult to read currently. A question was posed as to why a vertical rack has not been purchased instead of the horizontal rack for paddleboards. The racks were originally purchased for kayaks. It was suggested to look at purchasing a vertical rack just for paddleboards. Tom McGreevy clarified that racks cannot be placed by the lake, only by the beachhouse on CCE property.

**C. Roads and Parks -**

The Board tried to get other bids for the castle gate. Two of the companies said they would not bid until next spring at the earliest and the third company was significantly higher than John O'Neill's. John O'Neill is ready to make the repairs if his bid is approved. There is \$24,500 coming in insurance money and John O'Neill has \$1,500 from a prior insurance claim. John O'Neill's bid is just over \$74,000. Glenn Aldinger moved to approve the castle gate proposal from John O'Neill. Scott Vilona seconded it. All members present voted “aye.” The new proposal puts the curve in the castle gate outside of the road. The membership voted to approve the repair of the castle gate in the spring of 2021.

Glenn Aldinger received a complaint regarding the condition of the Back 40 trails. Glenn is planning to walk the

trails with the resident.

Tom McGreevy met with Bonnie from the Village of Fontana Zoning Department regarding the tennis court project. The original plan was to have the courts go into the woods about 30 feet but have since learned this is primary environmental corridor. Tom McGreevy said it was suggested to relocate the practice green and build the courts in the practice area. Tom McGreevy is working to meet with another contractor. Scott Vilona said Munson has not followed through with their quote. Erich Lange had the same experience with Munson earlier on.

**D. Clubhouse –**

Erich Lange reported to Tom McGreevy that all is in working order.

**E. Website –**

The referendum information will be posted on the website.

**F. Open Dues Invoices -**

Currently there is \$20,400 outstanding in dues. \$8,200 is from past dues and \$12,200 was due September 1<sup>st</sup> of this year.

**G. Other Business –**

A homeowner asked if there is a Construction Appearance Commission here that helps regulate appearance of new construction. There is not.

Jeff Thompson asked when residents would be allowed to comment on the Bylaw updates and wants to make sure residents have the opportunity to speak. Tom McGreevy said there will be Board meetings prior to that and residents will be able to vote by proxy.

The next meeting is scheduled for Wednesday, November 30<sup>th</sup> at 5:00 pm.

The meeting was adjourned at 6:10 pm with a motion by Glenn Aldinger and a second by Sandra Hibbard. All members present voted “aye.”

Respectfully Submitted,  
Carrie Vorpapel - Secretary  
Country Club Estates Property Owners Association

Hello Association Presidents:

Today I am reaching out to provide information about the upcoming November EMS referendum. Unlike the other 49 states, Wisconsin is the only state that relies so heavily on property taxes to fund critical Fire and EMS services. In Illinois, municipalities receive revenue from multiple sources including but not limited to sales tax, local motor fuel tax, gas utility tax, cannabis tax, home rule sales tax, municipal sales tax, and video gaming tax, in addition, they are able to create Fire and EMS Districts which can levy their own taxes. In Wisconsin, municipal services are funded almost entirely by property tax revenue, and in 2023, per state law, the Village of Fontana can only raise the tax levy by .999% based on net new construction. Municipalities in Wisconsin do not receive a share of sales tax, are unable to create taxing districts for Fire or EMS services, and have continued to receive the same or reduced amount of state shared revenue for more than a decade.

In 2017 voters of the Village overwhelmingly approved a referendum for \$250,000 for 24/7 EMS service. In 2019 the Village began providing paramedic level service. Since that time, the cost of equipment and labor have greatly increased. We have heard from residents on the importance of providing paramedic level service to the property owners in Fontana and we want to be able to continue providing the service; however, in order to do so we need to have the appropriate funding.

On the November 8, 2022 General Election ballot you will find a referendum question on the back side of the ballot that asks the following question:

**"Under state law, the increase in the levy of the Village of Fontana for the tax to be imposed for the next fiscal year, 2023, is limited to .999%, which results in a levy of \$4,196,047. Shall the Village of Fontana be allowed to exceed this limit and increase the levy for the next fiscal year, 2023, for the purpose of providing the Village with 24-hour emergency medical services, by a total of 16.160% which results in a levy of \$4,874,124, and on an ongoing basis, include the increase of \$678,077 for each fiscal year going forward?"**

YES \_\_\_\_\_ NO \_\_\_\_\_

Understandably, most people want to know how voting “yes” will impact them directly. The increase will be an estimated \$46 per \$100,000 of valuation. For example, a property that is assessed at \$500,000 can anticipate an estimated annual increase of \$230 per year or \$19.16 per month.

Please feel free to reach out to me with any questions you may have. In addition, if you know of any local events where it may be beneficial to have a representative from the Village available to speak about the referendum and answer questions, please get in touch with me. We welcome any opportunity to help inform the public on this topic.

Thank you for your time on this matter.

Theresa Loomer, WCMC  
Administrator  
Village of Fontana  
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