

COAL CITY AREA CLUB
MEETING MINUTES
December 9th, 2025

1. CALL TO ORDER:

The meeting of the Coal City Area Club was called to order on Tuesday, December 9th, 2025, at 7:00P by President Erik Frederiksen at the Coal City Area Meeting Room.

- 2. ROLL CALL:** BOLKER, (Left at 8:24p), BRAINARD, FREDERIKSEN, GABEHART (Left at 8:50), HALLIDAY, MALLANEY, STILES, SURMAN, TROTTER, VOTA (Arrived at 7:20p), UZZARDO

ABSENT: JACOVEC NOFFSINGER OBERT, UERKWITZ, HAIRHALD

3. CONSENT AGENDA:

- a. **Meeting Minutes** - (Corrections/Question) - None
- b. **Financial Report** – (Corrections/Questions) – None
- c. **Disbursements** – (Corrections/Questions) – None
- d. **Membership Report** – (Corrections/Questions) – None
- e. **Email/Text Motions** –

11/28/25 Motion by Vota 2nd by Mallaney to spend up to \$4500 to clear the trees by Claypool and potentially recreate the ditch. Approved.

Yeas - Noffsinger, Gabehart, Stiles, Surman, Halliday, Bolker, Brainard, Obert, Vota, Trotter, Mallaney No response - Jacovec

	NOV
NEW MEMBERSHIPS	
FROM WAITING LIST	0
CERTIFICATES RETURNED	7
CHILDREN UNDER 22	4
DIVORCE	0
APPLICATIONS TO APPROVE	4

LOCAL – 1358 (236 SRS) NON-LOCAL – 1260 (149 SRS) TOTAL 2618 AS OF 11-30-2025

MOTION Trotter SECONDED BY Brainard TO ACCEPT THE CONSENT AGENDA. APPROVED.

4. COMMENTS FROM THE FLOOR

– Shannon questioned what the pumpkin patch is? Frederiksen explained that Claypool is recreating the drainage ditch from Broadway and since we did not maintain the section on our property, they will be cleaning out the trees in the ditch at a cost to us. This will save us the cost of transporting a machine there since they will be there doing work.

Shannon questioned why we are planning on purchasing a skid steer. Trotter explained the current brush cutter is only good up to 2” trees and we can eliminate most of the other equipment with this one machine and attachments. Discussion continued on the operations and other equipment.

LM337 Ms Moore questioned why the club is not taken care and why we are not hiring people who can take care of it. Frederiksen explained that Uerkwitz is responsible for hiring the

maintenance and he had been advised that he can hire how many it takes and if he is having trouble hiring people to come to the board and we will work with him.

Mack suggested that we check to see if we have been replacing picnic tables. Gabehart stated they are working on tables. Halliday recommended that we check with Uerkwitz.

5. VIOLATIONS – None

6. ACTION ITEMS (All motions must be on agenda)

- a. Elections Petitions- Frederiksen -Donald Pogliano, Brian Moore, Dean Melvin and Monty Shannon, Ken Mack and Matt Gubelman. Those will be placed on the ballot in the order they were received following the incumbents. Drawing for ballot position for current board members took place in this order: Stile's 1st, Surman 2nd, Vota 3rd, Bolker 4th.
The following were appointed as judges for counting the ballot at 7P on Tuesday 1/20. Gabehart, Mallaney, Frederiksen, Vota, Halliday, Uzzardo and Hairald.
- b. By law change for rental of the Sunroom – Frederiksen reviewed the by law with correction to the numbering.

MOTION BY Trotter SECONDED BY Stiles TO APPROVE THE BY LAW CHANGE TO RENT THE SUNROOM WITH CORRECTION TO THE NUMBERING (attached). UNANAMOUSLY APPROVED.

- c. Equipment - Trotter presented his research on 4 different models of Skid Steer with a low flow forester mulcher, additional features and attachments and finance options. Discussion continued regarding cost, when the quotes expire, selling the old equipment, renting equipment, who will run the equipment line items and other budget such as electrical issues, bridge repairs issues.

MOTION BY Vota SECONDED BY Trotter TO PURCHASE THE JOHN DEERE FROM AHW WITH PACKAGE AND ATTACHMENTS FOR \$118,468.78 FOR 0% FOR 60 MONTHS, WITH \$30,000 DOWN, BAL \$88,468 ABOUT \$1,478/MO. YEAS – Trotter, Vota, NAYS – Bolker, Halliday, Brainard, Mallaney, Stiles, Gabehart. MOTION FAILED.

- d. Lawnmower – Uerkwitz/Mallaney reported that the mower needs the motor rebuilt but he didn't have a price. There may have been an issue with the oil. Discussion continued. Mallaney feels that we can run with mowers we have this year.
- e. Remove shed at office – Uzzardo asked to have the shed removed but it has not been done since it is falling down. The consensus was to remove the shed and to refer to Uerkwitz.
- f. Office Closures - Uzzardo recommended closing on Jan 2nd to the public to prepare for invoices being sent on January 5th. The consensus was to close the office on January 2nd to prepare for the billing to go out.
- g. Bylaw proposal for guest punch changes for review – Frederiksen/Vota – Vota reviewed the proposed changes to clarify for punches SEE ATTACHED. This will be voted on at the next meeting.

- h. Frederiksen reminded everyone that the next month's meeting will be on January 21st, the 3rd Wednesday in January. Judges and Clerks will count ballots on Tuesday, January 20th.

7. COMMITTEE REPORTS (INCLUDES COMMITTEE SPECIFIC MOTIONS)

- a. **Area/Farming/CRP** –Frederiksen, Obert, Trotter- Since our CRP was not properly maintained and we could have failed our compliance check that is why Trotter was doing the cleanup. Mallaney stated that there is a tree in the back that needs to be removed, and it was referred to Uerkwitz. Discussion continued on other issues in the back to be put on Uerkwitz's task list.
- b. **Beach** – Vota, Halliday, Brainard – Gabehart questioned if there are fines for boating violations instead of suspending their membership. Discussion continued that currently there are no fines.
- c. **Boating** – Bolker, Vota, Stiles – Brainard clarified that the boats are to be removed by December 1st. Uerkwitz is not moving them, however, he is getting the numbers with the fines to be billed.
- d. **Budget** – Bolker, Vota, Frederiksen – Bolker recommended adding 2 new line items. One for replacing the tunnels and bridges with \$30,000 each year and another fore equipment with \$30,000 a year. We still need to look at electric issues later. If we sell any equipment, then that money should go into the equipment fund. This will be decided when we vote on the budget.
- e. **By Laws** – Vota, Frederiksen, Halliday - Nothing
- f. **Camping** – Bolker, Gabehart, Mallaney, Obert – Bolker will reach out to an engineer to look at the electric facilities in the campground. He projects the cost at 6-7000 to determine the condition and any issues that need to be addressed. Bolker will care for.
- g. **Docks** – Jacovec, Trotter – Nothing
- h. **Equipment** –Jacovec, Mallaney, Trotter – Nothing
- i. **Fishing** – Gabehart, Obert, Stiles, Brainard– Gabehart warned everyone about ice fishing and recommended everyone be careful if ice fishing. Also, the roads are icy
- j. **Gates and Security** – Noffsinger, Surman – Gabehart stated there was some issues with the gate. Connor got him but it is fine now.
- k. **Hunting** – Frederiksen, Mallaney, Brainard, Stiles – Mallaney reported that two guys are still duck hunting on the main lake and others can go fishing after noon. Frederiksen reported that they have taken 3 bucks so far.
- l. **Safety** – Noffsinger, Surman - Nothing
- m. **Seasonal Activities/winter sports** – Halliday Gabehart, Jacovec Trotter – Gabehart reported that toboggan hill is good, and the skating pond is frozen. Brainard reported that there were people snowmobiling this year.

8. Manager's Report – Uerkwitz was on vacation, and his report was read by Frederiksen. See attached.

- a. Projects to be completed by next meeting – Frederiksen reviewed what needs to be addressed by the next meeting. The trees in the back, removal of the shed and to provide the boat numbers for boats left in the club. Frederiksen will address this with Uerkwitz and have put on his list.
- b. Upcoming or Current Projects – Frederiksen reported that dirt still needs to be moved at the archery range, and the targets need to be brought inside. Frederiksen will address this with Uerkwitz and have it put on his lit.

Halliday questioned Uerkwitz performance and yearly projects. Fredericksen stated this will be addressed tonight.

9. **Operations Manager's Report** – Uzzardo reported that as of today there are 73 outstanding memberships, which is higher than normal. These members have not received their packets. Discussion continued on payments and packets that were issued incorrectly. Uzzardo explained the office is working on balancing the records in QuickBooks and will be sending out packets in the springtime again this year.

10. **PRESIDENT'S REPORT:** Frederiksden reminded everyone that the next meeting is Wednesday, January 21, 2026, there will be an election.

11. EXECUTIVE SESSION

MOTION Trotter SECONDED BY Brainard TO ENTER EXECUTIVE SESSION. APPROVED

12. MOTION TO EXIT EXECUTIVE SESSION

MOTION BY Vota SECONDED BY Stiles TO EXIT EXECUTIVE SESSION. APPROVED

- EXEC SESSION RECAP –

Personnel issues and performances were addressed and bonuses approved.

13. MOTION TO ADJOURN

MOTION Trotter SECONDED BY Mallaney ADJOURN AT 9:32P. APPROVED.



Signed by:
Recording Secretary

BY LAW CHANGE – ADDITION

CLUB GROUNDS, PAVILIONS AND SUNROOM

12. Sunroom reservation:

1. Starting on the first business day in January of each year reservations
2. will be accepted for the concession stand enclosed patio “sunroom”.
3. The patio - “sunroom” can be reserved by members to use on a first come, first served basis.
4. Reservation must be in person at the Club office.
5. Three 6-foot tables and 18 chairs will be provided.
6. Reservations are limited to one (1) day per membership each calendar year.
7. A \$25 rental fee will be due at time of reservation and will be required to secure reservation.

8. The main gate and the sunroom will have a list if the “sunroom” is reserved.
9. It is the member’s responsibility to ensure the sunroom is cleaned up after use.
10. Failure to clean the sunroom after use may result in a fine as determined by the board of directors.

PROPOSED BY LAW CHANGE – REVIEW

ARTICLE X: GUEST PRIVILEGES

SECTION 2 – Numbers of Guests

Each membership will be limited to twenty-four (24) guests **(add) punches** during the year. **(Add) Guards will take one punch for every guest car that enters the club.**

SECTION 4 – Guest Registration

1. All guests must be registered at the gate with a member by a gate guard. Information required: date, time, name of member, membership number, and name of guests.
2. All members must be present at the gate to register guests upon entering the club, unless prior arrangements are made with the Board of Directors or manager.
3. Member must be present with guest card to admit guests.
 - A. No guest cards may be left at the gate house for the purpose of admitting guest entry.
4. Children of members are permitted to bring in no more than one guest per day.
 - A. Children of members must be at least 16 years of age to bring in a guest
 - B. Children of members must have a laminated youth card with photo ID and guest card with available punches in order to bring in guests.**
5. Once exiting the club, guests are not permitted re-entry without member present, unless prior arrangements have been made by the responsible member with the guard on duty. (ADDED 09-12-2017)
6. At no time shall a club member give a gate card or guest card to a non-member for access into the club or allow the use of their vehicle with club sticker by non-member to access the club. An exception may be made with prior notification to the guard on duty by the member. (ADDED 09-12-2017)

12-9-2025
PROPERTY
MANAGERS REPORT

1. Fixing AND PAINTING Picnic TABLES
2. Blowing SNOW
3. CUTTING AND REMOVAL BRANCHES OFF BACK ROAD
4. PAT SOLD OLD FORD TRACTOR
5. Took in WATER SAMPLES FOR NITRITE AND NITRATE
6. HAD CHENNON OUT FOR ELECTRIC AT SHOP HAD TO REPLACE SOME OLD WIRING.

12/09/2025

Operations Manager

As of today 73, memberships are outstanding (approx. funds o/s \$26,354).

Still Organizing and updating for the upcoming year.

Office personnel – Jill is doing great, with her help we are closer to getting the invoices corrected in Qb's before they are emailed out in January.

Gina