

NOTICE OF ANNUAL MEETING
Pipe & North Pipe Lakes Protection & Rehabilitation District

Polk County, Wisconsin
Saturday, August 22, 2026 · 9:00 a.m. CDT
(Date this notice is distributed: August 8, 2026)

To: Pipe & North Pipe Lake Neighbors

Notice is hereby given that the 2026 Annual Meeting of the Pipe & North Pipe Lakes Protection & Rehabilitation District (the “Lake District” or the “District”) will be held as follows.

Time and Place

Saturday, August 22, 2026, beginning at 9:00 a.m. CDT, in the lower level meeting room at Christ Lutheran Church, 1994 20th Street, Comstock (Johnstown Township), Wisconsin, near the intersection of County Road G and County Road T.

Registration to vote and participate in the meeting begins at 8:30 a.m. The meeting is expected to adjourn no later than 10:45 a.m.

Who May Attend and Vote

All District members are invited to attend this in-person meeting. Both electors of the District and owners of property within the District are eligible to vote on the matters below.

Under Wisconsin law, no absentee ballots and no proxies are permitted at a lake district annual meeting, and ballots in the commissioner election are distributed only to qualified electors and property owners who are present. To vote on the budget, the tax levy, the Bylaws, or the election of commissioners, you must attend in person. Trusts or corporations owning property in the District can vote through an authorized representative.

Items Proposed for Consideration and Action

The following matters are proposed for consideration and action at the annual meeting, in addition to the proposed annual budget:

1. Approval of Minutes. Approval of the minutes of the August 2025 Annual Meeting. A draft of those minutes is included with this notice.

2. Treasurer’s Report and 2025 Audit. Presentation of the Treasurer’s report and of the audit of the District’s 2025 financial transactions, as required by the District Bylaws. An August 6, 2026, Treasurer’s Report is included with this notice.

3. Election of Commissioners. Election by secret ballot to fill two commissioner positions whose terms are expiring. The Board of Commissioners supports the re-election of present Commissioner Thomas McIntee to another term. The Board has not announced a candidate for the commissioner position being vacated by present Commissioner Jim McCarthy. Candidates for these openings may be nominated in advance of the meeting by email to pipelakeswi@gmail.com, or from the floor at the meeting before nominations are closed.

4. Approval of the Proposed 2027 District Budget. The proposed annual budget for calendar year 2027 is included with this notice. Eligible members at the meeting may consider and vote on amendments to the budget before approving it.

5. Adoption of the 2027 Tax Levy. The Board of Commissioners recommends a 2027 tax levy of \$48,000, an increase from the \$17,000 levy that has been in place since 2009.

Based on 2026 assessed values as shown on the Polk County tax roll, the estimated District tax on a property assessed at \$250,000 would rise from approximately \$38 to approximately \$108 per year — an increase of about \$6 per month — and on a property assessed at \$400,000, from approximately \$61 to approximately \$174 per year, an increase of about \$9 per month. These figures are illustrative; the actual amount for any property will depend on its assessed value and on total District valuation for the applicable tax year.

The Commissioners will lead a discussion at the meeting explaining the basis for the recommended levy. Members will also receive further written information about the recommendation in advance of the meeting.

6. Addition to the District's Rapid Response Reserve Fund. A proposal to designate \$10,000 of the accumulated balance the District already holds in its savings account to the Rapid Response Reserve Fund that the District initiated in 2013. This designation would not increase District spending; it would set aside funds the District already has. The Rapid Response Reserve Fund is intended to enable the District to respond quickly to the discovery of an aquatic invasive species, or to a comparable emergency, as defined in the District's Rapid Response Plan. The Board's recommendation and the reasons for it will be presented at the meeting.

7. Approval of the Second Amended and Restated Bylaws. At its July 18, 2026 meeting, the Board of Commissioners unanimously approved a resolution recommending that the Lake District membership adopt Second Amended & Restated Bylaws for the District. A clean (unmarked) version of the proposed Bylaws, a version marked to show the proposed changes, and a one-page summary of those changes are included with this notice. The District's present Bylaws are available at <https://pipelakes.org/commissioners-corner>.

The Commissioners will outline the grounds for the recommended amendments at the meeting. Adoption of the Second Amended & Restated Bylaws requires a two-thirds vote of the voters present at the meeting.

8. Other Items That May Be Addressed. The agenda for the August 22, 2026 Annual Meeting accompanies this notice. The Commissioners plan to move through the agenda crisply, so as to leave a sizable amount of time for discussion. Receiving input from the lake district community, and learning from each other, is extremely valuable. As time allows, the Commissioners hope to touch on:

- The benefits of installing an I-LIDS system at the lake landing, and how I-LIDS works. An I-LIDS system is an automated, solar-powered monitoring system used at public boat launches to help prevent the spread of aquatic invasive species.
- The Surface Water Grant awarded to the Lake District by the WDNR in February 2026.
- The WDNR surface water grants for which the District plans to apply in 2026.
- The Commissioners' recommendation that the District prepare and adopt an Aquatic Plant Management Plan, as the WDNR requires, and the steps to move that forward.
- The reasons to upgrade the Lake District's website, and the plan for doing so.
- An update on the Pipe Lake landing repair and on the North Pipe Lake / Pipe Lake channel improvements.
- An update on the District's effort to invigorate its Healthy Lakes program.
- A report on the District's 2026 landing monitoring and on the District Lake & Stream Monitoring Program.
- An update on organizational initiatives — the new commissioner portfolios and the District's proposed Vanguard program.

Handouts will be available at the meeting summarizing key topics and subjects of interest.

9. Other Business. The Annual Meeting may also take up such other business as may properly come before it under Wisconsin law, including matters raised by District members.

Also at the Meeting

Coffee and pastries from Bear Lake Coffee will be available. We also expect to have **new Lake District maps** on hand for pick-up. Members will need to meet certain requirements to obtain a map; those requirements are being communicated to the lake district community separately.

We look forward to seeing you on Saturday, August 22, 2026. Registration opens at 8:30 a.m.

-Your Lake District Commissioners