

July 17, 2026

MARY SCHALOW
W9051 SCOUT RD
GREENWOOD, WI 54437

Dear Mary Schalow, of the Mead Lake District Board of Directors,

I, the undersigned resident of Mead Lake, write to formally request that the Board of Directors add an agenda item to the next Annual meeting (June – 2027) that a petition to initiate the dissolution of the Mead Lake District will be considered. Over the past two years, the District has experienced a sustained and serious breakdown in governance, community cohesion, and fiduciary responsibility. The issues outlined below have rendered the District unable to fulfill its core mission and have caused significant harm to the community it is meant to serve.

Grounds for Dissolution

1. **Sustained Division Among Residents.** For the past two years, there has been deep and persistent division among Mead Lake residents regarding the scope and responsibilities of the Lake District. This divide has manifested as an ongoing resident versus resident conflict, fracturing the sense of community and making cooperative governance effectively impossible.
2. **Chronic Leadership Instability.** Over the last two years, the District has lost two Board Chairpersons to resignation, along with four additional Board members. This unprecedented level of turnover has left the District without the stable, experienced leadership necessary to manage its affairs responsibly and has eroded public confidence in the Board's ability to function.
3. **Accusations of Fraud, Dishonesty, and Financial Mismanagement.** Serious and repeated accusations have been made against the District and certain Board members concerning dishonesty, fraudulent conduct, and the wasteful or improper use of Mead Lake District funds. These allegations, whether ultimately substantiated or not, have severely undermined trust and demand accountability that the current structure has failed to provide.
4. **Allegations of Secret and Unauthorized Decision-Making.** Board members have been accused of conducting private meetings and making consequential decisions outside of the public process and without the approval or knowledge of the broader community. Such conduct, if accurate, is inconsistent with the transparency and accountability expected of a public district.

5. **Breakdown of Civil Conduct at Public Meetings.** Both Annual and Quarterly Board meetings have been marked by serious unprofessionalism, including name-calling, hostility, and outright expressions of hatred among residents and participants. This environment has made constructive deliberation impossible and reflects a community dynamic that the current District structure has been unable to improve or contain.
6. **Internal Board Division Over Projects and Taxation.** Fundamental disagreements among Board members over proposed projects and the appropriate level of tax revenue to levy have extended into and amplified divisions within the broader residential community. The Board has been unable to reach workable consensus on basic governance questions, creating ongoing uncertainty and conflict.
7. **Concerns Raised by Clark County and Township Officials.** Clark County and Mead Township board members who have participated in Mead Lake District meetings have publicly voiced their concern about the conduct of both the Board and residents during meeting gatherings. When elected officials from outside the District feel compelled to raise concerns about the basic decorum and function of our meetings, it is a clear signal that the District has lost the capacity for self-governance.
8. **Failure to Maintain Adequate Meeting Documentation (2024–2025).** During the 2024 to 2025 period, the District failed to produce detailed and accurate documentation from Board meetings, including proper records of approvals for appropriations of funds. This lack of documentation represents a failure of basic fiduciary and legal responsibility and prevents residents and oversight authorities from verifying how District funds have been managed.
9. **Individual Board Members Acting Without Full Board Approval.** There have been credible accusations that individual Board members have taken unilateral actions on behalf of the District without the knowledge, deliberation, or formal approval of the full Board. Such conduct bypasses the collective decision-making process that is fundamental to the proper governance of a public district and exposes the District to legal and financial liability while further eroding community trust.
10. **Failure to Satisfy the Statutory Standard Underlying the District's Existence.** Wisconsin law conditions the formation of a lake district on a finding that the public health, comfort, convenience, necessity, or public welfare will be promoted by the district, and that the property to be included will be benefited by its establishment. See Wis. Stat. § 33.25(2)(c). That standard is no longer satisfied. The public health, comfort, convenience, necessity, and public welfare of Mead Lake residents are not promoted by the continued existence of the District; to the contrary, the dysfunction described above has actively undermined them. Nor is the property within the District benefited by its continued operation. The same lake stewardship, recreational, and community functions the District was meant to serve can be, and would be better, achieved through the voluntary Association proposed below, without the compulsory taxation and regulatory

authority that have fueled the conflict outlined in this letter. Because the foundational justification for the District's existence is no longer met, dissolution is not merely warranted by the District's recent failures but is consistent with the very statutory standard that would govern the formation of such a district in the first place.

Taken individually, each of the issues above would warrant serious concern. Taken together, they paint a picture of a District that is no longer functional, no longer trusted, and no longer capable of serving the interests of Mead Lake residents. The continued operation of the Mead Lake District under these conditions imposes costs—financial, social, and civic—without delivering commensurate benefit to the community.

Proposed Alternative: A Mead Lake Association

I do not propose that the residents of Mead Lake abandon organized community engagement. Rather, I believe a more appropriate and effective structure exists under Wisconsin law: a voluntary Lake Association. A Lake Association would preserve the ability of residents to collaborate on matters of shared interest—such as lake health, recreational activities, and community events—while eliminating the governance failures and compulsory obligations that have plagued the current District structure.

A Mead Lake Association would operate with the following characteristics:

Attribute	Mead Lake Association
Legal Status	Voluntary non-profit organization
Funding	Membership dues, donations, and fundraisers
Membership	Voluntary — property owners choose whether or not to join
Authority	No regulatory power over lake or land use activities

This structure offers meaningful advantages over the current District model. Because membership is voluntary and funding is derived from dues and community contributions rather than mandatory taxation, a Lake Association removes the financial obligations and legal authority that have been central sources of conflict. As for State grants, if the Lake Association becomes a Qualified Lake Association, it would be eligible for such grants. Residents who wish to participate in lake stewardship and community programming may do so freely, while those who do not are not compelled. This approach is consistent with how many successful lake communities across Wisconsin operate, and it is well-suited to a community seeking to rebuild trust and cooperation from the ground up.

I therefore respectfully request that the Board of Directors formally initiate the request of an agenda item of dissolution of the Mead Lake District at the next Annual Meeting (June – 2027). I ask that this request be acknowledged in writing.

Respectfully submitted,

Brian D. Hafner

Signature

Brian D. Hafner

Printed Name

7-17-2026

Date

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Address / Property on Mead Lake

Cc: STEVE RUTKOWSKI
WILLIAM A RUEMMELE
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