



# News & Views

Published by the Lake Carlos Villas Cooperative Association

## From the Treasurer

### YEAR END 2023

Lake Carlos Villas ended 2023 with a surplus of \$8,924, just short of the budget goal of \$9,000 set in October 2022. Thank you to the members of our fine resort. We completed the replacement of all the queen mattresses in December. We completed the exterior painting of all residential buildings, the office and library buildings. We replaced the indoor pool heater as well as exhaust gas piping. In December, the hot tub in the pool building finally became too leaky to fix.

### FOR THE YEAR 2024

At the September 2023 Annual LCV Membership Meeting, the members adopted the 2024 proposed budget estimating income of \$486,550 and proposed budgeted expense of the same, resulting in a balanced budget. This includes a provision for \$20,000 to be added to our reserve savings and \$56,500 in capital purchase, replacement, and repair. In the membership deliberation about this budget plan, there was much discussion about the hot tub, because of its level of required repair. The budget was adopted with the understanding that there was/is not enough reserve savings to replace the hot tub in 2024 without a special assessment to the membership. Although the hot tub has been leaking at varying rates for several years, and we have attempted to obtain competitive bids for professional repair or replacement of this facility, no contractor or installer would ever provide such a proposal, until December 2023. Then a very reputable pool builder and designer with 40 years of experience, responded to our call and provided LCV with a reasonable, if not below market value proposal, and timely to our needs and schedule. The Board has hired this company on behalf of the Association to complete the work by mid-March.

At the February 18 Board of Directors meeting, your elected Board, with input from several owners in attendance elected to authorize a special assessment to fully fund the replacement of the hot tub and maintain the other budgeted upgrades, repairs, and replacements planned for 2024 and approved at the September 2023 Membership meeting. This total, one-time, assessment will be for \$80,000, assessed to each unit week as follows:

One-bedroom unit.....\$78.00  
Two-bedroom unit.....\$134.00  
Two-bedroom loft unit.....\$166.00  
Three-bedroom unit.....\$188.00

**Special assessment payments are to be paid a minimum of one week before occupancy of your unit or before May 31, 2024, whichever is first.**

We are still planning to complete the repair (tuckpointing) of the big chimney at Unit 4, paint the pool building and house-keeping building, and prepare for the upgrading of units 3, 4, 9, and 10, and other projects as cash and budget allow.

### **INTRODUCING THE ON-SITE MANAGER AT LAKE CARLOS VILLAS**

There is a new position at Lake Carlos Villas . . . but not a new face!!

The next time you are at Lake Carlos Villas you may want to congratulate the on-site manager. No, this is not a new employee of the Cooperative, as the Board of Directors has promoted Carrie Braaten to the position.

Carrie began working at LCV on a part-time basis in 2006. Since that time, she has developed many skills and has taken on many additional responsibilities. While at LCV, you may have checked in with Carrie, observed her testing the outdoor or indoor pools, reviewed your account with Carrie, observed her inspecting one of the units, or asked her to deposit one of your weeks with an exchange company. Her expanded responsibilities include overall coordination of the daily operations of the Lake Carlos Villas Resort.

When Carrie came to LCV in 2006 she was not new to the area. Following her graduation from Brandon High School, she studied Accounting at Alexandria Technical College. Carrie was enrolled in online courses through the University of Phoenix from 2009-14 and obtained an Associate Degree in Business Management and Bachelor's Degree in Small Business.

Carrie and her husband Scott live four miles East of Carlos, where they enjoy country living. She has two adult sons, and as Carrie stated, they all "enjoy spending time with family and going on family adventures, including camping, traveling out of state, or just taking a drive around the countryside."

**Carrie's Corner**

**LAKE CARLOS VILLAS  
BOARD OF DIRECTORS**

**Nancy Seth, President**  
[jakeandnancy@msn.com](mailto:jakeandnancy@msn.com)

**Pete Schwingle, Vice-President**  
[schwinglep@aol.com](mailto:schwinglep@aol.com)

**James Overtoom, Treasurer**

**Susan Boris, Secretary**

**Judi Johnson, Director**

**Tom Lindquist, Director**

**Jeff Nelson, Director**

**Kevin Smith, Director**

**Mark Wahlstrom, Director**

Owners may be interested in spending some additional time at the Villas during times when there are vacancies. If interested, check out the "Extra Usage Rates for Members" on the website. Reservations may be made up to 180 days in advance. Currently, there is space available for the following dates: March 1-April 19, May 3-11, May 18-25, Oct. 5-Nov. 2, and Nov. 8-Dec. 21.

Another option is Unit 20 (formerly Apartment), which may be reserved up to one year in advance. Rates are listed on the website under "Use of Unit 20." Current availability for 2024 is as follows: weeks 9-15, 18-19, 22, 24, 35-43, and 45-52.

Contact the Office at 320-846-1784 or [office.lakecarlos@gmail.com](mailto:office.lakecarlos@gmail.com) for additional information and to make a reservation.

Our website is constantly being updated. Pricing for Extra Usage, information regarding Unit 20, Board Meeting schedule, meeting minutes, and much more can be found by going to [www.lakecarlosvillas.com](http://www.lakecarlosvillas.com).

Hidden somewhere within the Lake Carlos Villas website is a feathered friend (hint: not within the LCV Logo). Find our feathered friend and enter your name into a drawing. To participate contact the office at [office.lakecarlos@gmail.com](mailto:office.lakecarlos@gmail.com) by March 15, 2024. Please include your name, web page, and brief description of the location of our friend. The winner gets a 2 to 3 day stay at LCV during floating time, based on availability.

Please contact the office if there are any changes in contact information so we can keep our records updated.

A reminder that the owners' work weekend is set for April 19-21, 2024. Please contact the office at 320-846-1784 or [office.lakecarlos@gmail.com](mailto:office.lakecarlos@gmail.com) to volunteer for this weekend and arrange for lodging. Meals will also be provided on Saturday for lunch and dinner. More details will be available later.

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Cooperative Association  
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[www.lakecarlosvillas.com](http://www.lakecarlosvillas.com)

**2023 Real Estate Taxes**

1 - Bedroom	\$30
2 - Bedroom	\$49
2 - Bedroom/Loft	\$60
3 - Bedroom	\$69

**2024 Annual Meeting**

The Lake Carlos Villas Cooperative Association Annual Meeting will be held at 10:00 am on Saturday, November 2, 2024 at the First Congregational Church, 1923 Third Avenue South, Anoka, MN.

The Board Meeting will immediately follow the Annual Meeting on Saturday, November 2, 2024.

**Upcoming Board of Directors Meeting:**

Sunday, March 10, 2024  
7:00 P.M.  
Zoom

Sunday, April 14, 2024  
7:00 P.M.  
Zoom

Please contact the office at 320-846-1784 or [office.lakecarlos@gmail.com](mailto:office.lakecarlos@gmail.com) for an invitation.



## Volunteers needed for Marketing Committee

Are you a marketing enthusiast looking to make a difference in our cooperative? We are excited to announce openings on the Marketing Committee at Lake Carlos Villas and are seeking volunteers with marketing experience to join us!

If you have a background in marketing, communications, or advertising, we invite you to lend your expertise to help promote and enhance our cooperative. Your skills and insights can play a crucial role in raising awareness, engaging residents, and attracting potential new owners to our wonderful cooperative.

Joining the Marketing Committee is a fantastic opportunity to contribute to the growth and success of Lake Carlos Villas while collaborating with like-minded individuals who share a passion for effective communication and promotion.

If you are interested in volunteering and making a positive impact through marketing, please reach out to Nancy Seth, President of the Board at [jakeandnancy@msn.com](mailto:jakeandnancy@msn.com) to express your interest and learn more about how you can get involved.

Together, let's work towards creating a vibrant and thriving cooperative at Lake Carlos Villas!

## Seeking both one-time and ongoing Personnel Committee volunteers!

The LCV resort is implementing our on-site management model, and we need assistance from our co-op owners (and your extended network) in many areas! The committee can also provide learning experiences for young adults whom you may know, who are looking to build up their resume. We welcome all referrals! Needed are volunteers who are willing to do one small or medium-sized project; an adult student wanting to complete a class project or volunteer hours, all the way up to being a full committee member who contributes each month.

Our work focuses on human resources, performance management, quality assurance, and small business development. The committee does most of their work remotely, but will also be meeting in person on Saturday at the April 2024 Owner's meeting for those with interest.

Examples of assignments include proofing drafts; project planning; researching a topic, and drafting a brief summary or policy; assisting with recruitment and selection of staff; designing data tools or reports; or analyzing best practices for implementation. Many hands (and heads) make light work!

For questions or more information contact: Susan Boris, Personnel Committee member and LCV Secretary ([susan.boris10@gmail.com](mailto:susan.boris10@gmail.com) or 612-258-6481 mobile).

## Volunteers needed for Policies/Procedures and Public Relations Committees

Lake Carlos Villas has an opportunity for owners to be more involved and offer input by volunteering in one of the following areas: Policies and Procedures; Public Relations and Publicity; and Rules and Regulations. If interested, please contact Nancy Seth at [jakeandnancy@msn.com](mailto:jakeandnancy@msn.com).



### **Audit Committee Volunteers Wanted**

Plans are to schedule the Audit during the Spring Owners' Weekend April 19, 20, & 21. Looking for volunteers with accounting or business background to help with the audit. Anyone interested please contact me. Tom Lindquist 612-396-6818 or [tom.lindquist72@gmail.com](mailto:tom.lindquist72@gmail.com).

### **Volunteers wanted to help with LCV Insurance**

We're looking for anyone with an insurance background willing to help with insurance reviews and for anyone interested in offering suggestions for saving money for the Villas and creating more efficiency. Anyone interested please contact me. Tom Lindquist 612-396-6818 or [tom.lindquist72@gmail.com](mailto:tom.lindquist72@gmail.com).

### **Owners who knit, crochet or sew/quilt – Potential Volunteer Opportunity**

This is a new idea I'm exploring, to see if any of our wonderful Owners would have interest and be willing to donate beautiful hand-made items to match our décor needs? Think of couch afghans or pillow tops; table runners, or small-sized bedroom items. For hygiene purposes, any pieces made must be machine washable. Help me explore this idea! Contact Susan Boris, LCV Secretary at [susan.boris10@gmail.com](mailto:susan.boris10@gmail.com) or 612-258-6481 mobile.

### **Any Owners interested in documenting our Resort's history?**

I'm testing the waters to see if there is interest to put together a small volunteer committee to work on documenting the LCV story and history of 40+ years. The possibilities in this area are great, and I imagine the group deciding what they would like to pursue for projects on an ongoing basis. Ideas could be taking Oral Histories, working with local Alexandria historical societies and government records; cataloging photographs and historical documents; obtaining stories and memories; or exploring the physical space and outdoor landmark heritage. Please contact Susan Boris at [susan.boris10@gmail.com](mailto:susan.boris10@gmail.com) or 612-258-6481 mobile.

### **One Volunteer needed—Cleaning fees study (Remote)**

Would you be willing to do a small internet research project to review cleaning fees with VRBO and Air B&B sites? Project would be due by mid-June. Please contact Susan Boris at [susan.boris10@gmail.com](mailto:susan.boris10@gmail.com) or 612-258-6481 mobile.

### **Seeking short-term or ongoing volunteers to be part of the Furnishings and Décor Committee**

In 2024 the board will be preparing to refurbish Units 3 and 4, and Units 9 and 10. Join us through the end of this year to work on this worthy project! We'd love to have Owner input and get help with pricing and selections. This committee also works on selection of replacement items in all units such as worn or broken housing contents. Total volunteer hours needed will be low enough to fit this into your busy schedule! Please contact Susan Boris at [susan.boris10@gmail.com](mailto:susan.boris10@gmail.com) or 612-258-6481 mobile.

### **Consulting help needed – Digital development**

Do you as an Owner have these skills, or do you know someone else from your family or your extended network who may? Lending a few volunteer hours will help the board learn more about this topic.

I'm seeking assistance via telephone for a few brief consults from people knowledgeable in the digital marketing industry, with experience in any of these areas: content strategy and customer insight development, brand story-telling, search engine optimization, social media marketing, e-commerce or related areas. Experience from the technology side or business development side is needed. Please contact Susan Boris at [susan.boris10@gmail.com](mailto:susan.boris10@gmail.com) or 612-258-6481 mobile.

