

Lake Carlos Villas Board of Directors' Meeting  
Sunday, October 13, 2024, at 7 p.m. Via Zoom

**Pending Approval**  
**10-18-24**

1) **Call Meeting to Order**

Chair Jeff Nelson called the meeting to order at 7:02 p.m.

**Other Directors Present:** Judi Johnson, Jim Overtoom, Susan Boris, Tom Lindquist, Kathy Montag, Kevin Kosse, Pete Schwingle

**Director Absent:** Mark Wahlstrom

Others Present: Carrie Braaten, On-site Manager and Rosemary Schneiderhan, Owner

2) **Approve Agenda**

It was MOVED by Jim and SECONDED by Tom to approve the agenda. The Motion CARRIED.

3) **Secretary's Report**

It was MOVED by Judi and SECONDED by Kevin to approve the September Meeting Minutes. The Motion CARRIED.

4) **Treasurer's Report**

Jim gave the Treasurer's Report, which indicated a total income through September 30, 2024, of \$461,105 and anticipated total non-assessment income of \$469,700 for 2024. Non-assessment expenses through September 30, 2024, were \$295,147, with projected expenses for 2024 of \$426,250.

It was MOVED by Kathy and SECONDED by Judi to approve the Treasurer's Report. The Motion CARRIED.

5) **On-Site Manager's Report**

Carrie Braaten reported on Fall Owners' Maintenance workdays, Spring Owners' Maintenance weekend, spring carpet cleaning, and office and housekeeping procedures manual updating throughout the training process of Office Assistant.

6) **President's Report**

This last month has been beautiful at the Villas! We have accomplished a lot of work that you will see on your next visit.

- Old bushes and plants around Units 13, 14, 15, 16 and 17/18 have been removed and are ready for new landscaping.
- The steps on the dock used for charging have been repaired and the access to the ground fault reset is now out of the pit.
- In the spring the putting green will have a new outdoor carpet.
- In the storm shelter we will be replacing some of the pipes for our main water line.
- The exteriors of the pool building, Unit 20 and laundry have been painted.
- We are finalizing a bath remodel and the addition of a rinse shower in the indoor pool building.
- We have switched from Spectrum to Direct TV as our cable provider.
- Permanent fascia and soffit have been installed on the pool building.

- The playset has been painted.
- During Maintenance Week (while no one is at the Villas), we will be doing well bleaching and full system assessment of the well.

As you can see there are a lot of improvements taking place! As owners we welcome your ideas and your help in making the Villas a place to be proud of!

Please take note of Carrie's report about signing up for the work week.

## 7) **Committee Reports**

a) **Personnel** – No report this month

b) **Buildings and Grounds**

Jeff will call Dave Keopp and tell him to pick up his check of the remaining balance of \$2900 from Carrie. Board action was not taken to approve the request for an additional payment of \$2500.

Pete reported that A/C unit covers (24 needed) would cost \$1300-\$1400 and boxes for A/C units would cost \$900-\$1000.

c) **Interiors**

A "hold" was put on units 3 and 4 as follow-up is needed.

It was MOVED by Susan and SECONDED by Jim that the Board formalize the Interiors Committee to be staffed by volunteers Judi Johnson, Pam Lindquist, and Susan Boris; and that the scope of the committee's work be consulting and choosing all selections related to the interior of LCV buildings (hard and soft furnishings, fixtures, appliances, kitchenware, colors, and the interior physical plant). The Motion CARRIED.

d) **Marketing and Owner's survey**

Kathy reported that items on the top of the list are being worked on and suggested that contacts be made to those that would like to volunteer their time or provide financial support.

## 8) **Old Business**

a) **Pool Building**

Susan will contact Dave Massman for an additional bid, based on suggestions made. Carrie will send the previous bids from Massman to Board members for their review, along with pictures of the shower stall.

b) **Landscape**

Kathy reported what landscaping work has been completed and gave a plan for future landscaping work to be done. Her committee would like to come back up on November 2<sup>nd</sup> for a few days.

c) **Putting green/fire pit**

Tom reported on plans for putting green and options for a fire pit.

Materials for the putting green project will be purchased in 2024 and held at Arnquist's until Spring of 2025. Payment for labor will be made after installation.

It was MOVED by Jim and SECONDED by Kathy to buy two patio heaters from Menards. The Motion CARRIED.

d) **Playset, steps, office door, charging station**

Carrie reported that work on the playset, steps, and charging station have been completed by Lucas McKirdy.

The office door was installed by Maintenance Staff (Dean).

- e) **Carpet/Flooring** (units 3 and 4)  
Work on units 3 and 4 is on “hold.”
- f) **Cable**  
Jim reported that the Contract with Direct TV was finalized, and that equipment will be installed during the last week of October.  
Spectrum will come to pick up their boxes on November 4.
- g) **Under #15 pipes**  
Jeff reported that the bid from Mission Mechanical was \$2309 for repair of the pipes under unit 15. Carrie will contact Mission Mechanical to have this completed ASAP.
- h) **Water testing**  
Kevin and Jeff reported that there is a plan for water testing.
- i) **Finances** – Report on funding commitments – Jim  
Jim attached a list of “Fall LCV Projects” to his Treasurer’s Report.
- j) **Maintenance week dates**  
Carrie reported on potential Fall Owners’ Maintenance workdays of October 25 – November 8, 2024 (2-3 day stay based on availability), and Spring Owners’ Maintenance Weekend: April 25, 26, and 27, 2025.  
Carrie will send a notice to all owners regarding dates selected.

9) **New Business**

- a) **Form Planning Committees for:**
  - Determining 2025-27 goals  
Committees should determine goals for the 3-year period.
  - Landscaping – parking lot, fire pit
  - Interiors (Refer to motion in 7-c)
  - 9 for 9 – Chairs and 2<sup>nd</sup> Board member participants on the committees are needed.

10) **Annual Meeting**

November 2, 2024, at 10 a. m. at First Congregational Church – 1923 Third Avenue South,  
Anoka, MN  
In-Person Board meeting to follow

11) **Next Meetings:** November 10 – Board Work Session; December 8, 2024

12) **Adjournment**

It was MOVED by Kathy and SECONDED by Jim to adjourn the meeting at 9:20 p.m. The Motion CARRIED.

Respectfully submitted,  
Carrie Braaten, On-Site Manager (Recording Secretary)