

**PENDING APPROVAL 9-19-2024**

1) **Call Meeting to Order** – Occurred at 7:02 p.m.

**Directors Present:** Chair Jeff Nelson, Judi Johnson, Jim Overtoom, Kathy Montag, Kevin Kosse, Mark Wahlstrom, Susan Boris. **Directors Absent:** Pete Schwingle and Tom Lindquist. **Owners Present:** Tara Barry, Rosemary Schneiderhan, Amy Storrick. And On-Site Manager: Carrie Braaten.

2) **Approve Agenda**

It was MOVED by Kathy and SECONDED by Mark to approve the agenda. The Motion CARRIED.

3) **Secretary's Report** – Susan

It was MOVED by Judi and SECONDED by Kathy to approve the August Meeting Minutes. The Motion CARRIED. A recording secretary was not named.

4) **Treasurer's Report** – Jim

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

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

The report included boat assessments and storage. In the last 2 weeks each pool was closed for only one day. Carrie has stepped up indoor pool monitoring and will continue to do so; she reports the chlorinating machine is working.

6) **Announcements**

- “9 For 9” – Chair Jeff is requesting that every Board member lead one committee, and that each would also be a committee member on another committee. A list of 9 for 9 will be emailed, and board members are informed to let Jeff know of their interests.
- Nominating & Voting – the timeline was discussed. Also, a Google Form will be sent to Board members, about the annual meeting planning (e.g., guest and board food and beverages, attendance plans, shopping, volunteers, etc.).

7) **Committee Reports**

A. **Audit and Insurance** – No report this month.

B. **Personnel Committee** – No report this month.

C. **Marketing Committee formation** – This will be a 9 for 9 assignment.

D. **Owners Caring for LCV's Future!** – Tara, Kathy, and Tom

This committee sent out an electronic survey via email (and US mail for those without) to approximately 360 owners, with a due date of August 23, 2024. The response rate was about 20% (data received from 72 owners). This is a baseline for any future surveys. A full committee report will be included in the Fall newsletter.

E. **Interiors Committee**—Susan

- **A kitchen appliance status report** is being compiled.
- **The Unit 3&4 Remodel Planning project:**

No scope report received from Pete. A budget spreadsheet has been started. The Board will be surveyed about the levels of upgrades desired for Units 3 and 4.

F. **Buildings and Grounds** – Pete

No reports available from Pete.

a. Susan reported on the **stucco damage issue from the deck Boards on Unit 3**. Two “to-do’s” – have Chris clean out the debris between deck Boards and exterior walls to increase drainage. A full assessment of all exterior stucco

applications needs to be completed to identify damage and repairs. (An assessment is also needed for wooden soffits and fascias).

b. Possible **Sagging floor issue in unit 17/18** – has been evaluated and there is no sagging floor issue per Jim.

c. **Knowledge transfer from Pete to his replacement** – Was not discussed.

d. **Burgess Painting -- Pool House and Unit 20** – Painting is underway, including brown trims. The contractor is utilizing brown Stain (not paint) for all of our trim work. Jim estimates that regular soffits have not been stained in 10 years. The aluminum soffit and fascia on the pool building commences next.

e. **Library foundation assessment** and cracked wall (temporary or perm repair) – Jim.  
South exterior wall crack just needs cosmetic repair. The lakeside West wall is much more damaged (pushed in and buckled from lake ice heave) but is stable. This wall will need a repair in about 5 years (\$10,000.00 est. by a contractor; \$2-3,000.00 estimate with volunteer labor. The Villas needs to plan for this upcoming expense).

f. **Air conditioners** – Pete (& Kathy)  
No report received from Pete. A/C Unit ordering decision was not completed. Kathy and her work group will look at this on their October 1-3 work period.

g. **Weeds and bush trimming** – Kathy, Judi  
Kathy will be assessing and planning during the Oct 1-3 work weekend.

h. **Sidewalks and Blacktop** – long term plan & short-term fixes  
The blacktop next to Unit 7 and 8 has a large hole. This should be fixed in the spring. Black Magic appears to be doing quality jobs nearby.

i. **All Remaining Projects** – up to 58,000.00  
Jim Notes: the amount is down to \$52,000.00. Everyone working on bids and projects – Must send a copy of the bids to Jim to monitor the budget. Carrie also notes Unit #1 needs a new hot water heater.

- Pool house bath – Judi, Susan, Tom -- A draft scope statement is being used to obtain bids. Once all bids are available, they will be shared with the Board.
- Putting green – Tom -- two vendors are bidding to repair the putting green.
- Variety of projects (e.g., play set, pool house interiors, etc.)

It was MOVED by Susan and SECONDED by Mark to have a not to exceed of \$6000.00 for the project list sent by email, done in 2024 with 2024 money by McKirdy Services. The Motion CARRIED.

## 8) Old Business

A. **Hot Tub** – days shut down – Kathy.

Carrie is requested to produce a weekly report in the “Weekly Update” recap to Board members, with the number of days each pool is closed and the reasons why.

B. **Communications planning & next Newsletter**

Articles planned to include: 2025 budget, the owners’ survey recap, Annual Meeting information, proxy form, request for owner’s to join committees; November owners’ week. Draft articles are due 9/15; the nomination emails will go out on 9/10 and due 9/20.

C. **Board expenses evaluation and policy** – Mark.

A draft policy was emailed to the Board; send feedback to Mark.

**D. Cable TV Service – Jim.**

Spectrum vs. Direct TV. Jim estimates savings of \$6900 yearly if LCV would switch to Direct TV. An estimated change-over date is 11/30/24.

It was MOVED by Jim and SECONDED by Kevin to switch to Direct TV for our cable provider. The Motion CARRIED on a voice vote (Voting Present: Susan).

**9) New Business**

**A. Interval International -- Renting Unsold HOA-Owned Inventory**

A brief discussion was held; the marketing committee will research the pros and cons of considering this offer. Suggested contract language needs to be reviewed. Jeff will also assist.

**B. NSF Check – Request to change Rules and Regulations**

It was MOVED by Mark and SECONDED by Jim that, *Maintenance fees must be paid and received by LCV four weeks prior to usage.*

It was MOVED by Mark and SECONDED by Jim to AMEND the Motion by adding, *...if paid by personal check. A cashier's check or a credit card may be accepted within the 28-day period prior to usage.* The Motion on the Amendment CARRIED.

The AMENDED Motion CARRIED.

**C. Plan for fall owners weekend -- (November 2 - November 9)**

Was discussed under item #8-B.

**D. Treasury -- Spending priorities of remaining projects for this fall.**

The item was discussed under other Items listed above.

**E. Treasury -- Impact of the 2025 income projections**

Discussion was covered under Item # 8-B above. LCV has 60+ fewer units owned this year, so this is a significant loss of dues income for next year (about \$15,000.00 less).

**10) Date for the next Board Meeting --** Sunday, October 13, 2024, at 7 p.m. via Zoom.

\*\* Also reserve the time – Board Work Session – November 10, 2024 (or it can be used for committees to do work).

**11) Executive Session**

A) On-Site Manager –Set performance goals

It was MOVED by Mark and SECONDED by Jim to enter into an Executive session at 9:00 p.m. The Motion CARRIED.

Personnel Committee member Rosemary also participated. The Chair brought the Board out of executive session at 9:51 p.m.

**12) Adjournment**

It was MOVED by Mark and SECONDED by Jim to adjourn the meeting at 9:51 p.m. The Motion CARRIED.

Respectfully submitted,  
Susan Boris,  
LCV Secretary