

Minutes
Lake Carlos Villas Cooperative Association
Board of Directors Meeting
Anoka, Minnesota
September 16, 2023

1. Call to order

Nancy Seth called the meeting to order at 12:58 pm.

Other directors present: Jim Overtoom, Pete Schwingle, Tom Lindquist, Jeff Nelson, Judi Johnson

Directors absent: Kevin Smith, Mark Wahlstrom

Other owners present: Susan Boris, Rosemary Schneiderhan, Dan Schwingle

2. Approval of Agenda

Jeff moved to approve the agenda. The motion was seconded by Tom and carried.

3. Approval of Minutes

The minutes from the Board of Directors Meeting on July 24, 2023, August 7, 2023 and Sept. 4, 2023 had been sent to all Board members prior to the meeting. Corrections were made. Tom made a motion to approve the minutes with the corrections. Pete seconded the motion and the motion carried.

4. Financial Report

Jim gave the financial report at the Annual meeting prior. Dock removal has not been scheduled so a cost has not been determined. Jesse Sanders is to remove boat/pontoon lifts. The purchase of additional appliances or new bedding items will be decided on in December 2023.

5. Election of Officers

Judi Johnson resigned her position as Board secretary. Judi made a motion for the Board to appoint Susan Boris as short term acting secretary with Rosemary Schneiderhan short term assistant acting secretary. Tom seconded the motion. The motion carried.

Jim moved and Tom seconded Nancy as President. The motion carried.

Nancy moved and Tom seconded Pete be Vice-President. The motion carried.

Nancy moved and Tom seconded Jim be Treasurer. The motion carried.

Paul Rudberg resigned his position on the Board creating an open seat. The Board decided to send out a notice to all owners so any interested person may apply. Owners will have until Oct. 1 to contact the Board. At the next Board of Directors meeting a vote will be taken.

6. Resort Updates

The patio door in Unit 10 is to be replaced this fall. Dean, maintenance employee, completed his pool certification. A bench and plaque honoring Dale Schneiderhan will be placed either this fall or next spring.

7. Pete moved and Jeff second a motion to approve the following 2024 dues structure. Motion carried.

2024 Dues Structure

SEASON 1

1 bdrm \$ 480

2 bdrm \$ 823

2 bdrm/L \$1,023

3 bdrm \$1,161

SEASON 2

1 bdrm \$ 410

2 bdrm \$ 703

2 bdrm/L \$ 875

3 bdrm \$ 994

SEASON 3

1 bdrm \$ 376
2 bdrm \$ 640
2 bdrm/L \$ 799
3bdrm \$ 912

FIXED WINTER

1 bdrm \$ 405
2 bdrm \$ 694
2 bdrm/L \$. 865
3 bdrm \$ 981

8. Audit Committee Update.

Tom reported that he has volunteers and a date for the audit has been set for October.

9. Tabled Motion regarding Restructuring employee responsibilities/supervision

Judi made a motion and seconded by Jeff to table the motion made at the July 24th Board of Directors meeting until a Board meeting in November or December. Motion carried. The committee scheduled a work session for Monday, Oct. 30, 2023 at 7:00 pm CT. At the 7:00 pm Sunday, Dec. 3, 2023 Board meeting (Zoom) a progress report will be given.

10. A/C covers and Lift usage

Pete presented a plan regarding the outside coverage of air-conditioners. He also provided a boat/pontoon lift usage report for 2022 showing usage by week and type of lift. Discussion followed. Pete will write up a report on various pontoon lift options and costs. He will report back to the Board.

11. Planning 2024 Priorities

Discussion was held regarding priorities for 2024. Ideas will be explored at the January Board meeting.

12. January date for Board Meeting is at 7:00 pm CT on Sunday, January 7, 2024 and will be a zoom meeting.

13. Adjourn

The meeting was adjourned at 2:38 pm.

Respectfully submitted,

Susan Boris and Judi Johnson

Approved by the Board on 12/03/2023