

Lake Geneva Estates Homeowners Association
Board of Director Meeting Minutes
Thursday, November 14^h, 2024
4:00 pm-5:04 pm CT

Opening: Board President, Rose Shorma called the meeting to order at 4 pm.

- **Attendance and determination of quorum:** Rose Shorma, Rose Johnson, Peder Baukol, Ryan Donovan, Matt Yseth.
- **Approval of previous meeting minutes.** Moved by Rose Johnson, Second by Matt Yseth. Motion carried.
- **Board Activities since previous meeting:** Secured quotes for Lawn and Snow contract. Christmas Lights crew hung lights on 11-14-24.

Board Reports:

1. **President's Report:** Rose Shorma presented that neighbor inquires and request were quiet and had no news to report
2. **Secretary's /Webmaster Report:** Ryan Donovan updated the board that the fiscal year end financials have been posted to the website
3. **Treasurer's Report:** Rose Johnson reported her and the accountants work to build an accounting chart of accounts and expenditure codes. The quarterly financials are currently being worked on by CLA and will be available in the next few weeks.
4. **Grounds Report:** Peder Baukol reported that the fall clean up has been conducted with one more clean up day scheduled for this season.
5. **Architecture Report:** Peder Baukol that there are no current projects planned nor requested.

Old Business

1. Rose Shorma explained that she had a conversation with a resident who was shooting squirrels in his backyard. Resident understands the safety concerns and will be mindful.
2. Peder Baukol conveyed a concern that a resident presented regarding architectural alterations and notification to potentially impacted neighbors. Situation is addressed in New Business.
3. Rose Johnson reported on her conversation with the insurance agency who provides the association's commercial insurance. The dock system replacement asset value was reported to be \$125,000 while the limit insurance is currently \$55,000. Agent explained the dock is insured at actual cash value, meaning any loss settlement would be calculated as replacement value less depreciation. Given the dock system is approximately 20 years old, a \$55,000 limit of insurance is appropriate. Rose will be looking into premium to increase limit to \$65,000 or \$75,0000.

NEW BUSINESS

1. **Rules and Responsibilities** – The board reviewed both the Board of Directors contact information and responsibilities and the committee membership documents. They are finalized and will be shared with the minutes and posted on the website.

In order to address the resident concern regarding notification of alteration requests, Peder Baukol proposed establishing a folder on the website to hold all alteration requests. In

addition, all requests will be recorded in the minutes of the board meeting following when a request is made.

Peder Baukol proposed some changes in the language used on the Architectural Alteration Request Form. The changes are to add an estimated start date and estimated completion date to the description of the alteration project section, and to remove the “written neighbor approval” requirement. Ryan Donovan moved, second by Rose Johnson. Motion carried.

2. **Request for Proposals: Lawn and Snow contracting.** Peder Baukol and Matt Yseth reporting on the renewal quote received from RT Seasonal Services. The quote included 2 new residences to service and roughly a 4% increase over the life of the contract. Other contractors were invited to respond, but only one bid was received from RT. Peder will be negotiating the length of the contract. Peder made a motion to renew the contract with RT contingent on the length of contract signed. Matt Yseth seconded. Motion carried.
3. **Golf Cart Crossing** – Discussing the safety of the golf cart crossing across the public road, with Geneva Golf Club will be addressed next spring.
4. **Holiday Party Plans** – Rose Johnson reported the party is planned and ready to go. Music options are still to be explored, but Broadway Ballroom is ready for us on December 15th. The charitable gift was discussed. Donation will be made to Love, Inc.
5. **Annual Pool License** – License has been renewed and will be posted by the pool at the start of next pool season.
6. **Non-Profit Filing** – Rose Johnson has completed the filing with the Minnesota Office of Secretary of State.
7. **Clifton, Larson, Allen Account Contract** – Rose Sharma and Rose Johnson are working on the renewal of the account contract with CLA. Anticipated completion in December, 2024.

Next meeting: The next board meeting will take place on March 20th, at 4 pm. Meeting to be held virtually.

Ryan Donovan moved to adjourn the meeting, seconded by Matt Yseth. Motion carried. The meeting was adjourned at 5:04 pm CT.

Minutes prepared by Ryan Donovan, LGE HOA Secretary