



News & Views

Published by the Lake Carlos Villas Cooperative Association

FROM THE TREASURER

The LCV Budget for 2026 is based on getting the best value return for every owner’s dollar, whether paid as maintenance fees (dues) or paid as extra fees for the amenities offered. LCV is managed by its Board of Directors (minimal cost) and a full-time on-site manager to handle daily tasks. A commercial management company would charge an estimated \$60,000 to \$70,000 a year to do the same thing. Some of the labor hours to “open” the resort in the spring and “close” it in the fall are provided by owner volunteers at a fraction of paid labor or contracted costs. Yet costs continue to rise. Sewer utility costs will have gone up 15% from September 2023 to September 2026, costs for insurance, property taxes, routine maintenance, electricity, natural gas and labor salaries have or will go up 10% or more in the same time frame. The Consumer Price Index lists inflation at 5.0% from November 2023 to August 2025 with a 3.1% increase predicted for 2026, totaling an 8.1% inflation increase.

The LCV Board of Directors is proposing a dues increase of 8% across all unit types and seasons to equitably pay for the increased cost of operation, maintenance, and improvement to Lake Carlos Villas. The dues income would provide approximately \$427,680 of the \$477,515 total income (89.6%) to LCV. The remaining income comes from dock and lift rental, bonus time and unit 20 (apartment) usage, bank interest on saving and CD accounts (RESERVES), and other minor categories.

With this income, Lake Carlos Villas is proposing to purchase major appliances to replace very aged ones (\$10,000), purchase furnishings to upgrade flooring and bathroom amenities in several units (10,000), complete major repairs and/or replacements as needed and necessary (\$20,000), add one 4000# to 5000# boat lift and cull 3 old lifts, maintain/repair, heat, cool, remove snow and garbage, and do all of the other things necessary to provide a wonderful vacation experience, and save \$10,000 into the reserve fund for that rainy

day. Budgeted total expenses for 2026 are \$467,515. See the pictures below.

LCV needs all of the loyal, fun-loving members to continue to support YOUR resort, and to tell a friend of the enjoyment you have received AT THE LAKE.

Proposed 2026 Dues (Maintenance Fees) are as follows:

Summer Fixed Season:

1 Bedroom	\$518
2 Bedroom	\$889
2 Bedroom/Loft	\$1,105
3 Bedroom	\$1,254

Season Two:

1 Bedroom	\$443
2 Bedroom	\$759
2 Bedroom/Loft	\$945
3 Bedroom	\$1,074

Season Three:

1 Bedroom	\$406
2 Bedroom	\$691
2 Bedroom/Loft	\$863
3 Bedroom	\$985

Holiday Fixed Season:

1 Bedroom	\$437
2 Bedroom	\$750
2 Bedroom/Loft	\$934
3 Bedroom	\$1,059



**LAKE CARLOS VILLAS
BOARD OF DIRECTORS**

Jeff Nelson, President
jeff@605advantage.com

Mark Wahlstrom,
Vice President
mwwahlstrom@gmail.com

James Overtoom, Treasurer

Kathy Montag, Assistant
Treasurer

Susan Boris, Secretary

Brant Kairies, Director

Kevin Kosse, Director

Tom Lindquist, Director

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REAL ESTATE TAXES

The following numbers may be
used for your Real Estate
deductions on 2025 Tax forms:

1 Bedroom	\$44
2 Bedroom	\$76
2 Bedroom/Loft	\$95
3 Bedroom	\$107

PROPOSED 2026 BUDGET

	Actual 2024	Projected 2025	Proposed 2026
Dues & Late Fees	\$423,648	\$407,344	\$431,100
Income from Apartment	\$10,382	\$10,402	\$10,485
Bonus & Cleaning Fees	\$9,170	\$8,325	\$8,900
Boats, Motors, Docks & Lifts	\$12,990	\$13,078	\$13,910
Interest	\$9,356	\$12,068	\$8,000
Misc. Revenue	\$3,965	\$8,071	\$5,120
Spa Renovation Income	\$76,731	\$724	\$0
Total Revenue	\$546,242	\$460,012	\$477,515
Administration	\$12,499	\$14,547	\$14,500
Employees Salaries	\$153,001	\$146,493	\$177,225
Operations, Pools, Marine	\$134,312	\$143,989	\$135,600
Repairs/Maintenance/Routine	\$13,473	\$37,486	\$20,000
Insurance; Prop. & W. Comp	\$29,206	\$30,682	\$32,500
Real Estate & Other Taxes	\$54,431	\$33,454	\$47,050
Reserve Spending	\$58,672	\$43,362	\$40,640
Spa Renovation Spending	\$71,631	\$0	\$0
Total Expenditures	\$527,225	\$450,013	\$467,515
Surplus to Reserves	\$19,017	\$9,999	\$10,000

2025 Annual Meeting

The Lake Carlos Villas Cooperative Association Annual Meeting will be held at 10:00 a.m. on Saturday, October 18, 2025 at the First Congregational Church in Anoka, MN.

The Board Meeting will immediately follow the Annual Meeting on Saturday, October 18, 2025.

Annual Meeting location:
First Congregational Church
1923 Third Avenue South
Anoka, MN 55303

Driving Directions:

From the north, east, and west, take US Highway 10 (follow the detours) to the Ferry Street exit. Go south to Main Street, left on Main three blocks to the corner of 3rd and Main in Anoka, turn right on 3rd Avenue.

From the south take Highway 169 north through Champlin to Main Street Anoka. Go right onto Main Street three blocks to the corner of 3rd and Main, Turn right on 3rd Avenue.

**Lake Carlos Villas Cooperative Association
2024 Annual Meeting -- Anoka, Minnesota
November 2, 2024, at 10:00 a.m.**

Pending Approval 11-20-2024

Call to Order – Occurred at 10:05 a.m. Members present plus proxy votes constitute a quorum.

Introduction of Board Members

President Nelson introduced the Board members Present: Jim Overtoom, Judi Johnson, Kathy Montag, Tom Lindquist, and Susan Boris. (Board members who were Absent were: Kevin Kosse, Mark Wahlstrom, and Pete Schwingle).

Introduction of On-Site Manager -- Carrie Braaten

Approval of Agenda

It was MOVED by Art Hogenson, and SECONDED by Bernie Imholte to approve the agenda for the annual meeting. The Motion CARRIED.

Approval of September 16, 2023, Annual Meeting

Minutes

It was MOVED by Jim Norman, and SECONDED by Donna Hogenson to approve the minutes of the 2023 Annual Meeting. The Motion CARRIED.

President's Report

Jeff reported that a variety of improvements have been accomplished in 2024 that Owners will see on their next visit.

- The renovation of the indoor hot tub.
- Tuckpointing of Unit 4's stone fireplace.
- 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 small dock used for charging have been rebuilt and the access to the ground fault reset is now out of the pit.
- The interior room of the indoor pool will have epoxied tiles and repaired woodwork.
- In the storm shelter we will be replacing pipes and valves for our main water line from the well.
- The exteriors of the pool building and Unit 20 have been painted.
- We are in the process of switching from Spectrum to Direct TV as our cable provider.

- Permanent fascia and soffit have been installed on the pool building.
- The playset has been re-furbished and stained.
- During Fall Maintenance/Owners' Week (while no one is at the Villas), the well will be serviced, chlorinated, and a full system testing and assessment will be completed.
- In spring 2025 the putting green will have a new outdoor carpet.
- In spring 2025 a couple of the units will have new flooring, carpets, and appliances.
- The Board welcomes Owners' ideas and help in making the Villas a place to be proud of.

Treasurer's Report

Jim referred to the handout, "Treasurer's Report to the Membership and Board of Directors, November 2, 2024." Copies of these were available at each table for Owners to review. He reported that LCV ended the year 2023 with a surplus of \$8,924, which was added to the cash reserves. As of December 1, 2023, LCV had cash reserves of \$73,775.

The total projected income for the year 2024 is \$472,330, and the total projected expenditures are expected to be about \$441,400. Thus, LCV will have at least \$20,000 to add to the reserve fund. Jim reviewed projects totaling about \$37,950 for significant repair or replacement, which will be completed in the fall of 2024 or carried over into the following year.

Approval of 2025 Budget

Jim referred to the handout, "Budget Report to the Members and Board of Directors, November 2, 2024." Copies of these were available at each table for Owners to review; Jim discussed the rationale of the proposed budget.

It was MOVED by Rosemary Schneiderhan, and SECONDED by Jim Norman to approve the 2025 budget as proposed by the Treasurer.

After discussion on the Motion, It was MOVED by Jim Norman, SECONDED by Jim Overtoom to call the question for budget approval. The Motion CARRIED. The vote on the original Motion CARRIED.

The approved 2025 budget includes revenue of \$468,430 and expenses of \$468,430.

LCV Legacy: Celebrating 40+ Years of Family Memories

Election of Board of Directors

Candidates for the three positions for the three-year terms on the Board of Directors included Judi Johnson, Kathy Montag, and Kevin Kosse. There were no additional nominations from the floor.

It was MOVED by Bernie Imholte, and SECONDED by Jim Norman that the Secretary cast a unanimous ballot for the three candidates. The Motion CARRIED.

Announcements

Jeff announced that LCV will continue to keep Owners informed when things are happening. Jeff asked Owners to contact him if they, along with family and friends, would like to volunteer their time at LCV, or to help out financially for specific items or projects.

Adjournment

It was MOVED by Kathy Montag and SECONDED by Tom Lindquist to adjourn the meeting at 11:28 am. The Motion CARRIED.

Minutes drafted/complied by Carrie Braaten, On-Site Manager (as Recording Secretary)
Respectfully submitted, Susan Boris, LCV Secretary

Pending Approval 11-20-2024

Family Story from LCV President



We purchased our Villa in December of 1981, it was one of the best things we have done, it has been our family vacation since. Our son Mat was three and our daughter Anna was born the following March. We have enjoyed the last 43 years watching the kids grow and appreciate Lake Carlos as a lasting memory of our vacations.



For the last 20 years we have seen our four granddaughters ages 21,16, 13 and 9 growing up anticipating swimming, fishing, and pontoon rides. Travelers on Tuesday morning for breakfast, Zorbaz for an evening dinner, and of course an afternoon at Casey's with the bumper boats and race cars. For us Lake Carlos Villas are wonderful family memories that will always endure.

For more than four decades, Lake Carlos Villas Cooperative has been more than just a vacation destination – it has been a place where families build traditions, celebrate milestones, and create lasting memories together. From the first time an owner stepped foot on the shores of Lake Carlos, to the generations that now return year after year, our story is one of family, friendship, and legacy.

We invite you to be part of **LCV Legacy** – a new way to honor the people and moments that make our Villas so special. Whether it's a tribute to a loved one who cherished their time here, a celebration of new family members joining the tradition, or simply your family's favorite memory, we'd love to hear your story.

This is your opportunity to share:

- **Family Stories:** Tell us how Lake Carlos Villas became part of your life.
- **Celebrations:** Announce weddings, births, graduations, or other milestones.
- **Remembrances:** Honor and remember those who made Lake Carlos part of their legacy.
- **Photos:** From vintage snapshots to new adventures, your pictures help bring our shared story to life.

Together, these stories and photos will showcase the spirit of Lake Carlos Villas and highlight the incredible bonds that have been built here over the past 40 years.

If you'd like to contribute to the **LCV Legacy**, please send your stories and photos to office.lakecarlos@gmail.com. We look forward to celebrating your memories and honoring the legacy of Lake Carlos Villas Cooperative – past, present, and future.



Your Lake Carlos Villas stories and memories can be shared!

Candidates Sought for LCV Board of Directors

Three members will be elected to serve three-year terms on the Board of Directors at the Annual Meeting on October 18, 2025. The terms are up for Susan Boris, Mark Wahlstrom, and Jim Overtoom. Additionally, a member will be elected to fill an open seat, serving as a replacement through the Annual Meeting of 2027.

Candidates will be asked to introduce themselves at the Annual Meeting and give a short summary of their back-ground.

If you are interested in serving on the Board or wish to nominate another owner, nominations can take place at the Annual Meeting from the floor.

Candidates should be willing to dedicate time, attend monthly Zoom meetings, give input, and gather information. They should plan on an average of two hours a week and serve for at least three years.

Bio Information for LCV Board Candidacy

Candidate:

Christine (Chris) Flaxbeard

- Weeks owned: two Summer Fixed Weeks.
- I own and operate an insurance agency and multi-site childcare business based in Omaha, NE, with over 35 years of experience.
- In-depth knowledge of regulatory frameworks in healthcare and insurance, childcare ownership ensuring high standards of accountability and quality assurance.
- Operates two local businesses with a reputation for exceptional service and community engagement.
- Skilled in budget creation and oversight, growth strategy, and long-term planning.
- History of leading high-performing teams across clinical and business environments, fostering trust and professional growth.
- Maintains an A+ rating with the Better Business Bureau for owned businesses underscoring integrity and consumer trust.
- Past Board President of the Omaha Executive Association (2023–2025) and past volunteer with Nebraska SHIP Program.

Candidate:

Sandy Armendariz

- Weeks owned: one week in Season 2, and I hope to add more!
- St. Louis Park, MN is home now, but I grew up on a farm near Perham (an hour from LCV)
- I discovered Lake Carlos Villas in September 2024 by using a Resort Vacations Certificate. Since then, I've been back for maintenance weekend in April, spent a week in May with my son, one in August with my daughter and granddaughter, and can't wait to return in late September!
- Retired for three years after 29 years with a suburban school district, including eight as an elementary Principal's Secretary and 15 as Admin. Assistant to the Directors of Curriculum & Instruction and Community Education. Work included budget tracking and working within guidelines, supplies/materials ordering, creating/refining processes for better efficiency, and communications/information distribution from mailings to website updates.
- Served 10 years on the contract negotiations team for the district's clerical bargaining unit; eight years as team lead. The unit has three different position levels, and I tried to make sure each level was treated fairly in negotiations, and that our contract was followed.
- To learn more about LCV, I've spent time reading through the website, asking questions of owners and staff, and have sat in on several board meetings. I can offer new ideas from both a Season 2 and new owner's perspective.
- The cooperative ownership aspect makes Lake Carlos Villas special. As an owner, I want to do my part in maintaining and improving LCV while keeping it affordable so it can thrive and be enjoyed by current and future owners for years to come.

Candidate:

Art Hogenson

- Weeks owned: two weeks in Season 2
- Donna and I first became owners in 2012, and purchased second week in 2014.
- I have lots of experience serving on boards, including condo association, church and camp boards, Red Cross, and YMCA.
- I have served as the President, or other officer positions on most of the boards I've associated with.

Candidate:

Susan Boris

- I've been an owner for over 20+ years and rented before that. I've loved LCV as it's a great place to host kids, family and friends. I love supporting Alexandria MN businesses too, it's a fabulous small town.
- I have served the last two years as the Board's Secretary, and as a member of the Personnel Committee. Most recently, I became the Interiors Committee coordinator.
- The Board has made terrific strides in the last 1+ years to focus on efficiency in operations, and to start planning for long- and short-range repairs and infrastructure needs. I compiled a list of auditor operational recommendations after reviewing the LCV audits from the time period 2016-2023; and wish to continue to serve to assist with this ongoing evaluation/implementation.
- I have a bachelor's degree in human resources and management from St. Mary's University of MN and served for 34 years in my career with Hennepin County government in Minneapolis. Please reach out with any questions or feedback -- Susan.Boris10@gmail.com.

**Autumn Reflections:
A Season of Change at Lake Carlos Villas**

As fall descends on Alexandria, the maple and oak trees burst into color, casting golden reflections on the glassy surface of Lake Carlos. It's a breathtaking time of year and a reminder of how special our shared retreat really is. Whether you're a full-week user, occasional visitor, or someone who hasn't been back in a while, there's no denying that Lake Carlos Villas holds a unique place in our hearts.

As owners, we hold something rare: a cooperative resort model, where we all share responsibility and ownership. This fall, we ask you to take a moment to reflect: What does this place mean to you? What would you miss if it were gone? And what small steps can you take to help ensure it thrives for future generations?

Even if your life circumstances have changed, your voice and your presence still matter. You can contribute to LCV by making a phone call to a board member, a donation, a visit, volunteering a few hours, or booking an extra week or weekend. These are the leaves that build a strong and colorful canopy in our LCV community.

**Maintenance Matters:
Who Will Help Carry the Load?**

Each fall and spring, Lake Carlos Villas traditionally hosts volunteer work weekends—time when owners came together not just to rake leaves or winterize outdoor furniture and AC units, but to reconnect with neighbors and build pride in shared ownership. These weekends are part of what made our co-op unique.

At the same time, upkeep needs haven't disappeared - they've grown. Shrubs need trimming, old plants need removal/replacement, and wood trim needs staining.

The list is long, and while we do hire staff and contractors for critical tasks, we're working within a tight budget. Every hour of volunteer help that goes unfilled must eventually be replaced with paid labor—or worse, delayed altogether.

This isn't just about shoveling or scrubbing. It's about stewardship. It's about taking ownership, not just in name, but in action. If you can't volunteer your time, perhaps you can donate to cover a handy-person's work. Or maybe you know a local vendor or contractor you can recommend. Some owners even send family members to help in their place. Lake Carlos Villas doesn't need 100% participation—but we do need a few more helping hands. If you're willing to pitch in (even in a small way), let us know by contacting Board President Jeff Nelson by phone at 605-376-5388, or jeff@605advantage.com

Your involvement, in any form, makes a big difference!

NOTE: Information is coming soon about a few weeks in October/early November 2025 when some onsite or remote volunteer opportunities exist, both indoors and outdoors. And of course, Spring/April 2026 will bring the next big Spring Owners' Week/weekend when we will once again prepare for the busy summer season.



Thank You, Donors: A Fire Pit, Fresh Furniture, and More!

Even in a time of limited volunteering, there's been a bright spark—literally! Thanks to the generous support of our committed owners, we've made several exciting upgrades that benefit everyone at the resort.

First and foremost: the new lakeside **fire pit**. It's already become a favorite gathering spot for families and evening conversations under the stars. Designed for safety and beauty, it brings warmth to cool evenings and community to quiet nights.

But the fire pit is just the beginning. Inside and out, your donations have brought visible improvements:

- **Additional new indoor and outdoor pool furniture**, giving both pool areas a much-needed refresh.
- **A partial revamp of the library**, with cozy seating, a new high-rise table for games or cards, and plans for further updates.

Miscellaneous Items: such as non-stick pans, umbrellas, charging dock upgrades, library deck high-rise seats, additional bedding, AC units, and more.

These upgrades didn't come from dues—they came from your generosity. They show what's possible when a handful of owners decide to make a difference.

We're deeply grateful to every donor who gave their time, materials, or funds to support these enhancements. And if you're inspired by these changes, please consider giving, too. Even a small donation can help replace a window, fix a sign, or buy paint. Every improvement adds up to a better experience for all.

Spring Owner's Work Weekend

Spring Owners' work weekend is set for April 24-26, 2026. Please contact the office at 320-846-1784 or 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.

The Quiet Meeting: When Very Few Show, Nothing Grows

Every fall, we hold the Lake Carlos Villas Annual Meeting. This year it will be on Saturday, October 18th at 10:00 a.m. in Anoka, MN. It's the one time each year when all owners are invited to shape the future of the cooperative in-person... to elect board members, approve budgets, ask questions, and bring ideas to the table.

Unfortunately, attendance has fallen over the years. We understand. Life is busy. Travel is difficult. And for many who no longer visit the resort regularly, it may feel like their voice doesn't matter anymore. But this couldn't be further from the truth. The cooperative model *only* works when owners engage. Without participation, governance breaks down. And when that happens, everyone's investment is at risk.

So here's our ask: next time, attend the meeting - or at least be sure to return your proxy vote. Read the board updates. Ask questions. Even five minutes of your time helps keep the co-op functioning and "forward thinking" – for current pleasure and to preserve it for future owners and generations.

Want to learn more about how the board works or how decisions are made? You're always welcome here! Notify the LCV Office if you'd like to receive invitations to attend the monthly Board meetings via Zoom (remotely). (Usually held the second Sunday evening of the month at 6:30 p.m.).



Enjoy the beautiful view of the lake by the Firepit.

Practice your skills on the newly carpeted putting green.

