

Lake Carlos Villas Board of Directors
Meeting Minutes – February 9, 2026 – Zoom Meeting

Directors Present: Jeff Nelson, Kathy Montag, Sandy Armendariz, Kevin Kosse, Christine Flaxbeard, Susan Boris, Brant Kairies, Art Hogenson, Tom Lindquist. Others Present: Owners: Rosemary Schneiderhan, Pat & Linda Abram, Judi Johnson, Tara Barry, Dale & Joanne Ruedy, James Bunte, James Overtoom, Tony Johnson and on-site Manager Heidi Ratajesak.

1) **Call Meeting to Order** – at 6:03pm by Chair Jeff Nelson.

2) **Determine Quorum** – 9 of 9 Board Members were present.

3) **Approve the Agenda** -- It was MOVED by Kevin and SECONDED by Kathy. The Motion PASSED.

4) Secretary's Report

It was MOVED by Chris and SECONDED by Kathy to approve January 11, 2026, Board Meeting Minutes. The MOTION passed with the amendment of "Units 17 & 18" will have the decks replaced. Rosemary made the request to have the Secretary and Treasurer's reports sent with the agenda. Heidi and Chris will coordinate this.

5) Treasurer's Report

It was MOVED by Chris and SECONDED by Tom to accept the Treasurer's report for filing. The Motion PASSED.

6) On- Site Manager Report

Working on the efficiency of the team for summer cleaning of the units.

Software Updates – QuickBooks continuing the implementation process, Constant Contact – continuing to work on this, Google Drive – final documents will be stored here.

Extra Use Pricing – pricing needs to be slightly higher than buying a week. During this discussion, Jeff asked everyone to go to the website review the Rules & Regulations, the By-laws and send comments about the website but also send Jeff comments on the Extra Use section.

RCI – Seller Return Program. Heidi has sent the contracts to them, so that we may receive \$500 if they fill the reservation.

Pope County Sanitation – wants to offer us a grant. As part of the grant, they will place trash and recycling containers throughout the property.

7) President's Report

- Jeff will be reaching out asking several people if they will look over the Declarations & Restrictions and suggest changes.
- Property Filing – continuing to work on this. LCV was listed under Interval Vacations, Lake Carlos Villas Cooperative.
- Long Range Planning – met with Brandon. Continuing to work on long range plan.

8) Personnel Committee Report

No report.

9) Old Business

Susan brought up the spindles for the deck contract. Kathy will check with Wade to find out the cost difference of wood vs metal spindles.

Susan asked if the 1099s were sent to Scott Braaten and Tim Cameron. Heidi will check on this and see if Alex Tax can help get them issued.

Susan suggested that we bring back the monthly report on certificates and a weekly report on unit usage. Heidi thinks we are at around 10-12 returned certificates in the recent few months. Heidi suggested that we do an online PDF signature when we issue new certificates.

10) New Business

Tara will be sending her suggestions for improvements to the game room.

Owners Week will be April 24, 25, and 26, 2026. Heidi will be putting together a plan.

As a reminder, May 9th is opening of fishing season.

There was extensive discussion about Float Weeks, Bonus Weeks, and Lottery Weeks. The group agreed that we need to understand it better. Judi indicated that there is a group working on this. Judi is going to set up a time to review the rules and send an email invite to all owners to join the discussion.

11) Date of the next Board Meeting – The next Board Meeting will be **MONDAY March 9, 2026, at 6pm.**

Jeff asked each person if they would agree to having the Board Meeting on Monday nights at 6pm.

Everyone present agreed. Heidi will check with Kevin as he had to leave the meeting earlier.

12) Tom MOVED and SECONDED BY Kathy to adjourn the meeting at 7:38pm. The MOTION passed unanimously.

Respectfully submitted,
Christine Flaxbeard
Secretary
Lake Carlos Villas Board