

Lake Carlos Villas Board of Directors
Meeting Minutes – August 10, 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, James Overtoom, Bill Lozlak, Linda Abram, Kevin Abram, Mark Walhstrom and on-site Manager Heidi Ratajesak.

- **Call Meeting to Order** – at 6:00pm by Chair Jeff Nelson.
- **Determine Quorum** – 9 of 9 Board Members are present.
- **Approve the Agenda** –It was MOVED by Chris and SECONDED by Kathy to approve the agenda. The MOTION passed unanimously.
- **Secretary's Report**
 - It was MOVED by Kathy and SECONDED by Kevin to approve July 13, 2026, Board Meeting Minutes. The MOTION passed unanimously.
- **Treasurer's Report**
 - It was MOVED by Tom and SECONDED by Brant to accept the Treasurer's report for filing. The Motion passed unanimously.
- **On- Site Manager Report**
 - Installing new red bricks on the path in front of Unit 11.
 - Cleaning the storm cellar under Unit 15 for the installation of the water softener which is scheduled for the week of Aug 17, 2026.
 - Working on employee files to assure compliance.
 - It was MOVED by Tom and SECONDED by Kevin that we cease the rental of all boats and motors through the end of the calendar year of 2026 with an AMENDEDMENT on August 10, 2026 to reflect that LCV would rent out one boat with one motor as available.
 - Ownership is as follows: Summer Season 215 certificates, Season 2 171 certificates, Holiday Season 22 certificates, and Season 3 122 certificates.
 - The three boats that are usable will be removed from the property.
- **President's Report**
 - The projects that are necessary to keep a 44-year old property in good condition are endless and the money to achieve this is getting harder to come by.
 - The Lake Carlos Villas Annual meeting will be held in Anoka, MN on October 17, 2026. The meeting will start at 10am. At this meeting we will approve the 2027 budget, elect 3 owners to the board whose positions end in 2029 and elect new officers for 2027.
- **Personnel Committee Report**
 - No report
- **New Business**
 - The Annual Meeting will be held Saturday October 17, 2026 in Anoka, MN.
- **Date of the next Board Meeting** –The next BOD meeting will be Monday September 14, 2026, at 6pm.

- Kathy MOVED and SECONDED by Kevin that the BOD goes into Executive Session at 6:34pm. There was a MOTION by Tom and SECONDED by Kevin to end the Executive Session at 7:31pm. There was a MOTION by Kevin and SECONDED by Tom to end the Board Meeting. The MOTION passed unanimously.

Respectfully submitted,
Christine Flaxbeard
Secretary
Lake Carlos Villas Board

DRAFT