

Lake Carlos Villas Board of Directors
Meeting Minutes – July 13, 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, Jana Johnson, Linda Abram, Judy, and on-site Manager Heidi Ratajesak.

- **Call Meeting to Order** – at 6:00pm by Chair Jeff Nelson.
- **Determine Quorum** – 9 of 9 Board Members were present.
- **Approve the Agenda** –It was MOVED by Kathy and SECONDED by Art to approve the agenda with the amendment that weed control and wood from the deck remodel be added to the agenda per Kathy's request. The Motion PASSED.
- **Secretary's Report**
It was MOVED by Chris and SECONDED by Tom to approve the April 13, 2026 Board Meeting Minutes. The MOTION passed.
- **Treasurer's Report**
It was MOVED by Kathy and SECONDED by Kevin to accept the Treasurer's report for filing. The Motion PASSED.
- **On- Site Manager Report**
 - There was 4-5 inches of water downstairs due to the sump failure. Some items that were in storage were ruined and thrown out.
 - The boats, motors and docks have created a lot of concerns and complaints due to lack of working properly.
 - Jeff expressed concerns with the liability of boat and motor rentals.
 - 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.
 - Heidi will look at getting a quote for weed control for the summer of 2027.
 - Discussion about replacing the remaining decks in need of replacement, the estimated cost could be a minimum of \$165,000 and we don't have the funds currently.
 - The water softener has gone out. It was MOVED by Tom and SECONDED by Kevin that we will spend no more than \$35,000 on the water softener system. Tom, Kathy and Heidi will work together to finalize the purchase and what is included in the final quote. The money will come out of reserves.
- **President's Report**
 - No additional report.
- **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 August 11, 2026 at 6pm.

- Bandt MOVED and SECONDED BY Kevin that the BOD goes into Executive Session after the BOD meeting adjourns. Kathy MOVED and SECONDED BY Art to adjourn the meeting at 7:43pm. The MOTION passed unanimously.

Respectfully submitted,
Christine Flaxbeard
Secretary
Lake Carlos Villas Board

DRAFT