Lake Carlos Villas Board of Directors Meeting Minutes

Date: May 11, 2026
Time: 6:00 PM
Location: Virtual Meeting via Zoom

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1. Call to Order

The meeting was called to order at 6:00 PM by President Jeff Nelson. A quorum was confirmed with seven members present.

Directors Present: Jeff Nelson, Kathy Montag, Sandy Armendariz, Kevin Kosse, Art Hogenson, Tom Lindquist, Susan Boris, Brant Kairies, Chris Flaxbeard was absent.

Owners Present: Susan Boris, Tom Baumann, Jim Norman, Glenn Solberg, Rosemary Schneiderhan and on-site manager Heidi Ratajesak.

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2. Approval of Agenda

An addition to the agenda was proposed by Tom Lindquist regarding discussion of the **sale of Unit 20 (summer weeks)**.

Motion: To approve the agenda as amended
Moved by: Tom Lindquist
Seconded by: (Not specified)
Vote: Approved unanimously

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3. Public Comments

No public comments were made.

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4. Secretary's Report

The Secretary's Report was distributed prior to the meeting. Tom asked to have a discussion regarding the sale of Unit 20 for the summer months added to the agenda.

Motion: To approve the Secretary's Report
Moved by: Arthur Hogenson

Seconded by: Kathy Montag
Vote: Approved unanimously

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5. Treasurer's Report

Kathy Montag presented the Treasurer's Report:

- **Cash on Hand (as of April 30):** $394,026.15
- **Year-to-Date Income:** $417,982 (87% of budget)
- **Year-to-Date Expenses:** $116,483 (25% of budget)

Discussion included:

- Approximately 10 outstanding dues from 2025
- Estimated $30,000 in unpaid 2026 dues
- Seasonal expense increases expected (housekeeping, supplies, pool maintenance)

Motion: To approve the Treasurer's Report
Moved by: Tom Lindquist
Seconded by: Kevin Kosse
Vote: Approved unanimously

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6. On-Site Manager's Report (Heidi)

Maintenance & Improvements

- Bush and tree removal completed
- Retaining wall near pool repaired
- Decks power washed (pending sanding/sealing)
- Storage and maintenance areas reorganized for safety
- Laundry and office areas improved
- Grass seeding completed (pending sod availability)

Operations

- Pool and hot tub maintenance underway with professional oversight

- Emphasis placed on using professionals for repairs (safety concerns)

Staffing

- Four returning cleaners confirmed
- Two additional interviews scheduled
- Goal: 10 total cleaners for summer operations

Additional Notes

- Donation of $1,000 received from visiting group
- Fire pits and grills operational (some replacements needed)

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7. Old Business

No significant old business discussed.

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8. New Business

A. Sale of Unit 20 (Summer Weeks)

Discussion points included:

- Potential capital generation (~$100,000+)
- Possible bidding system for week sales
- Need for broader marketing beyond current owners

Concerns raised:

- Loss of access opportunity for Season 2 and 3 owners
- Unit 20 currently serves as a lottery-based benefit
- Existing rules restrict usage to owners only
- Unit includes responsibilities (pool oversight, property supervision)

Outcome:
No decision made. Board members will review current rules and revisit at next meeting.

B. Lottery Process Discussion

Concerns raised regarding fairness of lottery system for multi-unit vs. single-unit owners.

Decision:

- Maintain current lottery system (separate weekly drawings)
- Avoid mid-process procedural changes
- Revisit for future planning if needed

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10. Next Meeting

Date: June 8
Time: 6:00 PM

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12. Adjournment

Motion: To adjourn the meeting
Moved by: Tom Lindquist
Seconded by: Arthur Hogenson
Vote: Approved unanimously

Meeting adjourned at: Approximately 6:51 PM

Respectfully submitted,
Christine Flaxbeard
Secretary
Lake Carlos Villas Board