

Lake Carlos Villas

Board of Directors Meeting Minutes

Date: April 13, 2026

Time: 6pm

Location: Virtual Meeting via Zoom

Attendees:

Jeff Nelson
Art Hogenson
Kathy Montag
Christine Flaxbeard
Sandy Armendariz
Brant Kairies
Kevin Kosse
Heidi Ratajesak

Guests:

Steve Swanson
Jim Norman
Pete Schwingle
Pat and Linda Abram
Rosemary Schneiderhan

1. Call to Order

The meeting was called to order by **Jeff Nelson** and Chris confirmed there is a quorum.

2. Approval of Agenda

- **Motion:** Kathy Montag
 - **Second:** Chris Flaxbeard
 - **Vote:** Approved unanimously
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3. Public Comments / Guest Introductions

Guests and owners introduced themselves:

- **Pat & Linda Abram**
- **Rosemary Schneiderhan**
- **Jim Norman**
- **Pete ?**
- **Steve Swanson**

No additional public comments were raised.

4. Approval of Secretary's Report

- **Motion:** Chris Flaxbeard
 - **Second:** Kathy Montag
 - **Vote:** Approved unanimously
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5. Treasurer's Report

Presented by **Kathy Montag**:

- **2026 Year-to-Date (as of March 31, 2026):**
 - **Cash on hand:** \$402,417
 - **Income:** \$399,093 (83.58% of projected \$477,515)
 - **Expenses:** \$89,194 (19% of projected \$467,515)
 - **Investments:** Money Market \$190,121; CD \$195,042 of which \$95,079 is the CD reserve money.
 - **Motion to Approve:** Chris Flaxbeard
 - **Second:** Brant Kairies
 - **Vote:** Approved unanimously
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6. On-Site Manager's Report

Presented by **Heidi**:

Operations & Improvements

- RCI is set up
- The sign at the main entrance - the posts rotted at ground level.
- Docusign is working very well
- We have \$40,000 in outstanding dues
- There is a hockey team that is interested in booking with us for an estimated \$50,000 in revenue

Safety Initiatives

- Reviewing the condition of the concrete throughout the property

Facilities Updates

- The heater went out in the library, and the deck is not in good condition

Housekeeping Improvements

- Eight confirmed cleaners for the summer
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7. Old Business

- Extra Usage Rates
 - Season 2 Lottery
 - Extensive conversation about each topic
 - **Motion:** Chris Flaxbeard made motion that current LCV members can buy a Season 2 week without paying a membership fee.
 - **Second:** Kevin Kosse
 - **Vote:** Approved unanimously
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8. Committee Reports

Personnel Committee

- No personnel Committee report
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9. New Business

Season 2 Certificate Sales Promotion

- **Motion:** Chris Flaxbeard made motion that current LCV members can buy a Season 2 Certificate without paying a membership fee.
- **Second:** Kevin Kosse
- **Vote:** Approved unanimously

Guidelines for owners renting or selling units – please send Jeff an email with your thoughts and ideas.

10. Next Board Meeting

Date: May 11, 2026

Time: 6:00 PM

Format: Virtual (TBD)

11. Adjournment

- **Motion to Adjourn:** Brandt Kairies
 - **Second:** Art Hogenson
 - **Result:** Meeting adjourned at 7:59pm
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12. Closing Remarks

Meeting concluded at 7:59pm.
