Lake Carlos Villas Board of Directors
DRAFT Meeting Minutes -- November 9, 2025 – Zoom Meeting

Directors Present: Jeff Nelson, Kathy Montag, Tom Lindquist, Art Hogenson, Sandy Armendariz, Kevin Kosse, Christine Flaxbeard. Directors absent: Susan Boris, Brant Kairies. Others Present: Owners: Tom Baumann, Rosemary Schneiderhan, Mark Walhstrom, Kevin Abram, Nancy Seth, John Etzell, Gary Flaxbeard, Laurie Gerding, Judi Johnson, Amy Storrick, and on-site Manager Heidi Ratajesak.

- **Call Meeting to Order** – at 6:04pm by Chair Jeff Nelson.

- **Determine Quorum** – 7 of 9 Board Members were present.

- **Approve the Agenda --** It was MOVED by Kathy and SECONDED by Tom to approve the agenda. The Motion PASSED.

- **Secretary's Report**

It was MOVED by Chris and SECONDED by Kathy to approve the October 2025 Board Meeting Minutes. The MOTION passed.

- **Treasurer's Report**

It was MOVED by Kevin and SECONDED by Sandy to accept the Treasurer's report for filing. The Motion PASSED. It was MOVED by Kathy and SECONDED by Tom to update the bank signature card. The MOTION passed.

It was MOVED by Kathy and SECONDED by Art that James Overtoom be removed from all Lake Carlos Villa's bank signature card and any financial documents since James is no longer the treasurer of LCV and no longer a board member. Also, Carrie Braaten will be removed from all LCV bank signature cards and any financial documents since Carrie is no longer the LCV's onsite manager as of October 9, 2025. Heidi Ratajesak will be added to the LCV's bank signature card and financial documents because Heidi became the onsite manager effective Oct 9, 2025. The MOTION passed.

- **President's Report**
- Conversations with Brandon Johnson at Coldwell Banker will continue after the first of the year as we will have several items to discuss.
- I am learning more about the floating weeks moving to fixed weeks. More information will be forthcoming.

- **Personnel Committee Report**

  It was moved by Art and SECONDED by Tom that the employees will be notified of The MN Paid Leave law by Dec 1, 2025, and it will be implemented effective 1-1-2026. Art later withdrew his motion based on Jeff, Kathy and Heidi will get additional information from Alex Tax and Justin Lee. They will send a letter to the Board.

- **Old Business**
- Declarations of Restrictions – this is with the attorney's office.
- Closing of Units 1-10 – we will vote on this at the December meeting.
- Long Range Planning – Brandon Johnson will provide feedback.
- Boat Lift Bid Approval – It was MOVED by Kathy and SECONDED by Sandy that we accept the bid from Carlson Dock for a 3,000-pound boat lift at the cost of $8,652.61. The MOTION passed.
- Decks – Kathy MOVED and SECONDED by Kevin to have Wade Kampen install the Cedar Tone

decking on Unit 9 & 10 this spring at a cost of $10,700. We will also make additional recommendations on the rest of the unit's deck status. The MOTION passed.

- Docks -- The cleats, bumpers, and caps for docks, previously approved for installation were not completed in 2025. This work carries over to 2026.
- LCV has an attorney reviewing all our property record filings in Douglas County vs. others filed with the State. This project could take several months to complete.
- It was MOVED by Kathy and SECONDED by Tom to implement Quick Books Plus. The MOTION passed.

- **New Business**

The Board gives authority to Jeff and Kathy to change the Bonus time and Advanced reservations.

- **Date of the next Board Meeting** – Sunday December 14, 2025, at 6:30 p.m. via Zoom.

- Kathy MOVED and SECONDED BY Tom to adjourn the meeting at 7:48pm. The MOTION passed unanimously.

Respectfully submitted,
Christine Flaxbeard
Secretary
Lake Carlos Villas Board