

1. Meeting called to Order: President Paul Sawatzke
2. Establish Quorum: Jake Gjoraas reported that 13 out of 15 condos represented via attendance or proxy.
 - a) Proxy:
 - i) Brian Brogmus & Clair Kotts unit 101 proxy to Russ Ward unit 103
 - ii) Dana & Jenny Barkmeier unit 110 proxy to Russ Ward unit 103
 - b) In Attendance:
 - i) Kevin & Mary Anderson unit 201
 - ii) Gary Schrad unit 202
 - iii) Russ & Bobbie Ward unit 103
 - iv) Mel & Diane Schlichting unit 203
 - v) Jake Gjoraas unit 104
 - vi) Mike Fuecker unit 204
 - vii) Nathan Tykwinski unit 105
 - viii) Keith Lind unit 205
 - ix) Bill Bleckwehl unit 206
 - x) Paul & Tom Sawatzke unit 107
 - xi) Patrick & Kristy O'Hara unit 207
 - c) Not represented by attendance or proxy:
 - i) John & Amy Nelson unit 106
 - ii) Sandy Schulz unit 102
- 2) Introductions
- 3) Approval of Sept 9, 2023 Minutes. Minutes were distributed after last year's meeting and also posted on the Daggett Brook Villa website. Bill Bleckwehl motion to approve. Jake Gjoraas second. All approved.
- 4) Financial review for the year ending June 30, 2024. Jake and Paul highlighted major expenditures, balance sheet and comparison of Operating Profit and Loss versus budget for year ending June 30, 2024.
 - a) Balance Sheet
 - i) Checking was \$4,949 as of June 30, 2024. Similar to prior year.
 - ii) Reserve Savings decrease by approximately \$10,000 to cover the deposit for the new Boiler that was targeted for installation August 2024.
 - iii) Building Improvements increased significantly to \$372,829 including the following: Boiler, and Heat Cable \$18,940, Pool and Roof renovation \$255,165 and Carpet \$5,996.

- b) Profit and Loss Actual vs. Budget comparison for year ending June 30, 2024. Overall New Operating Income of \$1,478 is very close to budget of \$1,206. Major variances included:
 - i) Over budget were Electric \$2,106, Insurance \$2,182 and Dock \$1,758. Insurance premiums increased by 15%. Remainder of increase will fall into next year's budget. Dock included cost of installing custom brackets.
 - ii) Under budget were Heat \$2,748, Maintenance \$2,725. Heat is under budget due to the mild winter.
- c) Total Reserve spending was \$43,125 versus \$30,000 Reserve Assessment. Overspent by \$13,125. Significant Reserve spending items were: Current Boiler repairs \$6,293, Wall Heater repair \$1,904, down payment new Boiler \$9,200, Building: Trim, Heat Cable, Outside Lights \$13,229, Pool repairs \$4,776 and Tree Removal, Stump grinding \$5,850.
- 5) Approval of Budget for July 1, 2024, to June 30, 2025. Jake highlighted the budget for next year. Kevin Anderson motion to approve and Bill Bleckwehl second. All approve. Highlights were:
 - a) Monthly Maintenance fees are increasing \$2,070 to \$87,480 Total Year ending June 2025, due to the increase implemented Oct 2023
 - b) Heat at \$12,000 assumes significant savings due to new boiler.
 - c) Insurance at \$18,400 assumes minimal to no increase in premiums. Due to the hail damage loss June 2024 this may be at risk.
 - d) Net Operating Income after expense is \$1. Board will monitor this closely to determine if further actions are necessary to maintain a balanced budget.
- 6) Reserve expenditures and status next year. Jake highlighted the following:
 - a) East boardwalk, shoreline restoration (riprap), dock repair is estimated to total \$90,000. East Boardwalk including Boardwalk deck removal and rebuild, and rip rap \$40,000. East Boardwalk work projected to be completed during the months of October and November 2024. Remainder of costs is for rip rap from the Center Steps to West Point. Assuming a cold winter with adequate ice for trucks to access the lake, work will occur February or March 2025. Motion by Gary Schrad for a \$6,000 per Condo Special Assessment to be paid in two installment. First payment of \$3,000 by Dec 1, 2024 and second payment due date to be determined by the Board \$3,000. Bill Bleckwehl second. All approved.
 - b) Other possible reserve expenditures for next year are Titan Air Exchanger (potential cost \$48,000), Boiler (\$14,000), Parking Lot surfacing (\$20,000)

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and Miscellaneous (\$15,000). Hopefully not all of these will occur for the year ending June 30, 2025.

- 7) Storm damage of June 12, 2024 and insurance claim status summarized by Paul. Hail damage was extensive and Insurance Adjuster agreed to damage. Damage estimate \$139,855.20 for New roof and gutters. Net \$134,855.20 after deductible. Received \$105,938.56 in July. Balance of \$28,916.64 to be paid when roof is replaced. Wait until end of summer of 2025 to do replacement just in case there is another storm. Insurance coverage is already difficult. Would avoid a third repair if there was another storm. July 17, 2022 storm was the last roof replacement.
- 8) Review rules, concerns and other projects
 - a) Guest rooms: Owners and Guests should empty the bucket on air conditioner. Will post how to instructions in both rooms. Bill is the new administrator of web site. Post rules on guest booking website. Capacity is 6 guests per room.
 - b) Pets: No pets in pool or guest rooms at any time.
 - c) Deck / patio modifications: Keith Lind 205, Gary Schrad 202, and Kevin Anderson 201 decks are due for modification now. Each will install new railings on decks and steps. This will be 1st phase in 2025. Thereafter all other decks will comply with same standard within 3 years (i.e. end of summer 2028). Plan must be submitted to Board for approval. Any lower unit that has a ceiling paneling attached to upper deck is responsible for cost of removal and any cost to replace.
 - d) Boat lifts (placement, and canopies). Green canopies are required on all boat lifts. All owners to mark the spot on the lift where your lift is ideally placed.
 - e) Outside door to pool remains closed and locked. Outside pool door to be used only for emergency only.
- 9) Next year list of projects. Highlights from Board members.
 - a) Decks, Patios and Docks (limited common elements)
 - i) Dock bracket replacement due to bulging in current brackets. 127 brackets custom built by Daka and installed Dock Guys this fall. Total cost to build and install. \$5,080
 - ii) Door replacement 205: Lind to identify contractor and replace the door. Simonson Lumber has replaced doors in the past.
 - b) Titan makeup air unit (pool room). To date the air exchanger is working. Board will continue to monitor performance. If in need of replacement the cost to replace is estimated at \$48,000.

- c) New boilers are installed. During the last week of September the boiler will be fired up and tested. Also replaced the plumbing that will hopefully improve the hot water performance.
- d) Landscape (trees, sprinklers). Issues with Zebra Mussels caused several sprinkler heads to be placed. Occurring every year. So far 20 heads were replaced at \$60 per head and expect several more with winterizing.
- e) Parking lot (resurface):
 - i) Monitoring for when to do Overlay. Need to fill cracks and seal coat. Will look at resurfacing summer of 2025.
 - ii) Gary Schrad replaced the broken posts and saved the Association the cost of labor.
- f) Gutter (guards):
 - i) Trying out a new style guard above 207 and 206 to see if this would work well. Pat O'Hara is obtaining estimates.
 - ii) Thank you to Gary Schrad for blowing out the gutters.
- 10) Caretaker updates (Russ). Amy Wannebo does an excellent job. Contract was renewed.
- 11) Pool room renovation (deck / sauna).
 - a) No update.
 - b) Pat O'Hara and Russ renovated the sauna. Sauna is working well and has had lots of use. Thank you to Pat and Russ for the sauna repair.
- 12) Dock and lift removal for Fall 2024. September 29, 2024. Boats off lifts and lifts placed in up position.
- 13) Spring clean-up day: May 24, 2025 for spring clean up day.
- 14) Other comments or suggestions:
 - a) Each owner should label their electrical outlet on the parking lot.
 - b) Fireplace gas; Shut off pilot as well as outside valve to avoid gas usage when not in use.
 - c) Severe weather shelter is the basement mechanical / storage room.
- 15) Thank You:
 - a) Russ and Bobbie Ward for all their on site help.
 - b) Gary Schrad who finished remaining Board position term that was open.
 - c) Thank you to all owners for Clean up Day efforts and any projects done later.
 - d) Kevin Anderson expressed his thank you to the Board for their hard work to maintain a quality Association. Round of applause from all owners.

- e) Paul Sawatzke for his years of service and expertise on the Board.
- 16) Election of Board: Nominations taken to fill Board seats that expire this year.
- a) Positions expiring this year 2024: Paul Sawatzke (9), Russ Ward (3), Gary Schrad (interim).
 - i) Russ Ward volunteered to extend another term and was approved.
 - ii) Paul Sawatzke and Gary Schrad positions are open.
 - iii) Nominations: Kristy O'Hara nominated Pat O'Hara, Bobbie Ward nominated Gary Schrad. Gary declined nomination, Mike Fuecker nominated Nathan Tykwinski, Jake Gjoraas nominated Tom Sawatzke
 - iv) Jake Gjoraas motion to close nominations. Bill Bleckwehl second. All approved. Paper ballot vote was taken.
 - v) Vote result: Pat O'Hara and Nathan Tykwinski voted in as new Board members.
 - b) Positions expiring in 2025: Bleckwehl (1), Gjoraas (1). Years of service ().
- 17) Adjournment: Bill Bleckwehl motion to adjourn. Pat O'Hara Second. All approved. Meeting adjourned at 10:58.