Lake Shore Estates

Board Meeting

January 25, 2023

I. Call to Order

a) The meeting was called to order by Paul Blees at 7:50 Central Time. In attendance were Dalen Foth, Jeremy Berger, Paul Blees, Rick Eckert, Lori Blees, and guest Nate Corbin.

II. Roll Call

III. Approval of Minutes

a) Rick made a motion to approve the minutes from the last meeting, which Dalen seconded. The minutes were approved unanimously.

IV. Approval of Agenda

a) Rick made a motion to approve the agenda, which was seconded by Dalen and approved unanimously.

V. Secretary's Report

a) There was no new business to report, except for updates on the Lazy H Subdivision discussed in the October meeting.

VI. Treasurer's Report

a) Lori presented the financial statement, which showed that everything was on track, but the cost of the paved road came in higher than expected. The updated lot owner list was posted on the team's site. A motion was made by Rick to approve the water diversion, which was seconded by Jeremy and passed unanimously.

VII. Old Business

a) The board provided updates on the Artesian well capping and the Water outlet project. Becker signed a deal to cap the well, and the Water outlet project was expected to begin in May with pipes installed by fall of this year.

VIII. New Business

a) The board discussed maintenance updates, including mowing and trimming around the pump gear and houses. Nate requested new doorknobs and locks, as well as a coded lock on the

Lake Shore Estates Board Meeting January 25, 2023

pump house. The board also discussed adding a new meter when installing the pump in the water with Dakota waters. We received a complaint about a resident's dog running loose. Paul addressed the issue with the ownerl. The board position was still open, and Justin Fettig agreed to take on the role until the end of the year.

b) The notification regarding the drainage system was limited to those who are part of it. Hafner is expected to contribute around \$40,000.00 towards the project, but the final decision on approval rests with our board. More information on this matter will be provided at a later date when available. Although no formal notice will be sent, we will still need to authorize the utilization of the system.

IX. Bylaws Changes

- a) The board discussed adding a clause prohibiting short-term rental and approved the changes suggested by Mark Kafer.
- b) Article 6 should impose restrictions on officers. Section 2 should be amended to include a subsection regarding expenses that are \$5,000 or greater and would be adjusted to \$12,500 and should be adjusted to account for the Consumer Price Index, and "assessment" may need to be changed to "expense." Any assessment or expense related to changes or additions to common areas that exceeds \$5,000 must receive approval from at least two-thirds (2/3) of the members, including any members added through the Developer's option under Article II, Section 2. This approval process will require a supermajority and need 20 days' notice and a supermajority to complete. The Annual Meeting will take place in the first half of June.

X. Annual Meeting Preparation & Date Setting

a) The board decided approved a motion to set the annual meeting date for the first part of June.

XI. Upcoming Items for Consideration

a) The board discussed lot owner and Lakeshore property mowing, garbage dumpsters and individual garbage pickup suspension during the spring thaw, installation of speed bumps, and irrigation dock installation.

XII. Establish Timeframe for Next Board Meeting

a) The board agreed to schedule the next meeting in February.

XIII. Adjournment

Lake Shore Estates
Board Meeting
January 25, 2023

a) The meeting was adjourned with a motion made by Dalen and seconded by Rick. The motion carried unanimously.

