Meeting Minutes

I. Call to order

a) The meeting was called to order at 7:42 pm

II. Roll call

- a) Present: Paul Blees, Rick Eckert, Nate Corbin, Jeremy Berger, Lori Blees
- b) Guests: Jeff Kuch, Barry Wegner, Travis Frey, Todd Meyer, Mark Kaffar

III. Approval of Minutes

a) May 14, 2023 minutes were reviewed. Jeremy made a motion to approve the minutes. Rick Eckert seconded the motion. Motion passed unanimously.

IV. Approval of Agenda

- a) Request to add additional agenda topics.
 - i) 2021 board minute website links
 - ii) Lazy H subdivision
 - iii) Potable water leak on west side of Lake Shore Estates
 - iv) Well capping reference in previous minutes
- b) Jeremy made a motion to approve the agenda with the additional items. Rick Eckert seconded the motion. Motion passed unanimously.

V. Secretary's Report

a) Jeff Kuch questioned the reference to the executive and regular board meeting notices. The website and email notification from the LSE Board were correct in classifying this meeting as a regular board meeting.

VI. Treasurer's Report

a) Lori Blees presented the financial income statement with current expenditures and budget comparisons.

b) Nate Corbin made a motion to approve the financial report. Rick Eckert seconded the motion. The motion passed unanimously.

VII. New Business

- a) Lot owner/guest questions
 - i) Potable water leak: Nate Corbin provided an update regarding the Southwest Water leak. Further repair work will resume tomorrow. Nate will work with Kelly Heinsen to resolve the issue. The repair work may impact water flow to a small group of residents, and they were alerted.
 - ii) Jeff Kuch questioned whether board members could be paid for separate duties. As previously reviewed by the board and with collaboration from attorney, Mark Kaffar, a board member can be paid for maintenance work or any other non-board professional services. Mark Kaffar reaffirmed the direction and alignment with the Bylaws. He further provided guidance that a board policy addressing this was not necessary.
 - iii) Barry Wagner indicated he would be willing to help with various projects and perhaps the board could assemble a volunteer list.
- b) January board meeting minutes
 - i) Jeff Kuch posed questions regarding the January board meeting minutes where there was a reference to Becker signing an agreement for the well capping. Paul Blees addressed the question, indicating that Craig Becker did sign a questionnaire from the State Water Commission regarding our artesian well site with the intent to cap it. Paul Blees stated that we will continue to keep the topic of well-capping on the meeting agendas until we can find a resource to cap the well.
 - ii) Jeff Kuch questioned the 2021 board meeting minutes on the websites. It was discovered that the hyperlinks to the minutes were broken. Lori will review and re-link all items on the website as necessary.
- c) Water Board update
 - i) Mark Kaffar updated the board on the current status of the diversion project where water will be diverted to the north. Work is anticipated to begin soon as all parties have signed and approved the necessary agreements.

- d) Lazy H subdivision
 - i) Travis Frey from Interstate Engineering updated the board on the proposed Lazy H subdivision. The Lazy H subdivision will need to install a water retention system/pond to hold water should a 100-year event occur. The pond will hold water for approximately 72 hours, insuring a slow and manageable run-off. The Lazy H subdivision will also contribute \$50,000 to the water diversion project.
- e) Annual meeting date and location setting
 - i) Tentatively planned for June 17th.
 - ii) Nate Corbin made a motion to hold the annual meeting on June 17, 2023. Jeremy seconded the motion. The motion passed unanimously. Rick Eckert will contact Moody's to see if they would be willing to host again.
- f) Proposed Bylaw & Covenant changes in follow-up to the 2022 annual meeting
 - i) Mark Kaffar presented proposed bylaw and covenant changes as requested by the board.
 - (1) Prohibiting of short-term rentals/leases less than 120 days
 - (2) Modification to the language to include expenditures and spending limits
 - (3) Notice requirements for annual meeting agenda items
 - ii) Board members were all in agreement to move forward with the above bylaw and covenant proposed changes for consideration at the annual meeting but would like to review the final language. Mark Kaffar will send clean documents to Paul so they can be routed to the board members prior to the next meeting.
- g) Installation of speed bumps and road conditions update
 - i) Paul Blees installed speed bumps on Lake Shore Drive. Forest Drive road conditions are not conducive to speed bump placement yet.
 - ii) Both roads are being evaluated by 2-3 different companies as repairs are necessary. The board is awaiting proposals and cost estimates.

- h) Budget planning 2023-24
 - i) We will await cost estimates for road repairs but will tentatively propose \$35k for the paved road maintenance and \$15k for the gravel road maintenance.
- i) Finalization of annual meeting agenda
 - i) Recommend one additional meeting to finalize agenda items.
- j) "Welcome back to the lake" general email reminder
 - i) Paul is hoping to send an email with general reminders.
 - (1) Placement of house numbers on lots
 - (2) Leash requirement for pets on roads and common areas
 - (3) Burn ban updates, if applicable
- k) Signage for Forest Drive and Lake Shore Drive
 - i) Discussed the need for better signage for Forest Drive and Lake Shore Drive regarding lot number locations.

VIII. Establish Timeframe for Next Board Meeting

a) The board will meet on May 31st pm to finalize preparations for the annual meeting.

IX. Adjournment

a) Rick Eckert made a motion to adjourn the meeting. Nate Corbin seconded the motion. Motion passed unanimously and the meeting adjourned at 10:22 pm on 5/24/23.

