Lake Country Estates HOA

Board Meeting Minutes

August 24, 2026

Call to Order

President **Melissa Olson** called the meeting to order at **4:35 p.m.**

Board Members Present

- Cyril Atabe
- Sally Christiansen
- Pam McDonald
- Melissa Olson
- Doug Koller

Board Members Absent

- John Rollefson
- Andy Hoffmann

Guest

- Dan Sprindler

Approval of Previous Minutes

The prior meeting minutes were reviewed and approved via email.

Financial Report

Discussion began regarding preparation of the 2027 budget and planning for next year's capital projects, including obtaining quotes for road sealing and repairs.

Major July Expenditures

- Tennis court repairs: approximately **$7,240**
    - Unanticipated repairs resulting from tree damage.
- Gutter cleaning: approximately **$2,895**

    - Annual maintenance completed prior to winter.
- Landscaping work: approximately **$2,706**
    - Additional landscaping and patio-related projects were also completed.
- Water and sewer utilities: approximately **$3,244**
    - Increase attributed to rising utility costs.
- Window and door improvement materials: approximately **$1,791**
    - Discussion regarding screen doors and Association responsibility.
- Insurance renewal:
    - Annual premium increased to **$53,890**.
    - Association deductible increased to **$20,000**.

Motion to approve the financial report:
Motion by Sally Christiansen; seconded by Cyril Atabe.
Motion carried.

Pool Rules and Operations

The Board discussed several pool-related matters and approved the following changes effective for the next pool season:

Adult-Only Swim Hours

In response to homeowner requests, adult-only swim hours will be established:

- 8:00 a.m. to 10:00 a.m.
- 6:00 p.m. to 10:00 p.m.

Children will not be permitted in the pool during these designated hours.

Guest and Safety Policies

- All guests must be accompanied by a property owner while using the pool.
- Guests may not use the pool without the owner present due to liability concerns.
- Owners are responsible for the conduct of their guests.

- Intoxicated individuals creating safety concerns should be reported to local law enforcement.
- Individuals using the pool without an accompanying owner may be considered trespassing on private Association property.

Motion to approve pool hour changes and enforcement policies:
Motion by Cyril Atabe; seconded by Sally Christiansen.
Motion carried.

Pool Closing

The pool is scheduled to close on **September 8, 2026**.

Dogs and Leash Requirements

The Board reviewed city leash ordinances and the application of those rules on Association common property.

Melissa Olson has contacted the police department for clarification. Based on current understanding:

- Association common areas are not considered private property of individual owners.
- Dogs must be leashed at all times when outside an owner's residence.
- This requirement applies to both residents and visitors.
- No dogs are permitted off leash regardless of training or behavior.
- Dogs may not be tied to light posts or left unattended outdoors.

Rental Restrictions

The Board reaffirmed that owners may not rent portions of their condominium units.

Action Item: Doug Koller will send a reminder letter to homeowners regarding rental restrictions.

Maintenance and Repairs

- Updated maintenance ticket status reports will be provided.

- Patio repair projects remain in progress, with work expected to continue through November.
- Estimated patio project cost discussed at approximately **$9470 per patio**.

Tree Removal

The Board discussed removal of a tree located near the property line.

Dryer Vent Cleaning

Doug Koller will obtain quotes for community-wide dryer vent cleaning services.

Insurance Update

Insurance premiums have increased significantly due to overall market conditions.

Owners are encouraged to contact their individual insurance providers to ensure their coverage reflects the Association's updated **$20,000 deductible**.

The Board also received an update regarding the ongoing State Farm claim. Meetings between the adjuster and engineer have occurred. Legal review and litigation remain in the early stages, and the Association will continue pursuing the matter.

Winter Snow Removal

The Board reviewed snow removal options for the upcoming winter season.

Viking Snow Removal will continue to provide snow removal services under contract.

Motion to approve Viking Snow Removal contract:
Motion by Sally Christiansen; seconded by Cyril Atabe.
Motion carried.

Guest Discussion: Dan Sprindler

Dan Sprindler addressed the Board regarding concerns at **989 and 991 Lake Country Estates**, including:

- Water intrusion issues
- Possible mud jacking requirements

- Tuckpointing repairs
- Leaking downspouts
- Rear cinder block concerns

The Board noted that maintenance requests relating to these concerns have been submitted previously, including requests dating back to August of last year and earlier records from 2013.

Annual Meeting and Board Membership

Upcoming board positions and term expirations were discussed.

Board member whose term is completed status:

- Cyril Atabe – Questionable on staying on
- Pam McDonald – would stay on
- John Rollefson – would stay on
- Andy Hoffmann – unknown
- Kim (replacement needed)
- Melissa – One more year on Term
- Sally – One more year on term

Action Item: Melissa Olson will contact Molly regarding board updates and annual meeting preparations.

Adjournment

Motion to adjourn: Cyril Atabe.
Second: Pam McDonald.

The meeting was adjourned.