# **Lake Country Estates HOA

Board Meeting Minutes – July 13, 2026**

**Meeting Called to Order** Melissa Olson called the meeting to order at **4:35 PM**.

**Present:** Cyril Atabe, Sally Christiansen, Pam McDonald, Melissa Olson, John Rollefson
**Absent:** Andy Hoffmann, Doug Koller **Guests:** None

## Review / Approval of Prior Minutes

No June meeting was held due to lack of quorum.

## By-Laws

Melissa, Sally, and John previously met to review the By-Laws. Final suggested changes and updates will be presented at the **Annual Meeting on November 21**.

**Task – Melissa:** Continue working on completion of By-Law changes.

## Financials

The Board reviewed the financial documents provided by Doug and found no concerns. Motion to approve financials: **John moved; Sally seconded; all approved.**

The Association's CD totaling **$13,082.32** (as of July) is due for renewal. The Board approved renewing the CD for **23 months at 4%**.

## Pool Area

Doug provided an estimate from Whitlow's Security Specialists for replacing the alarm lock keypads/readers on the two pool gates. The Board would like an additional quote and prefers a system that allows quarterly code changes.

**Task – Doug:** Provide options and quotes for replacing the pool entry lock system. Resend pool rules to owners.

## Sewer Project

A valve malfunction occurred and has been repaired.

**Task – Sally:** Obtain a quote for the cost of replacing the converter for future budgeting.\

## Insurance Claims

As of the July meeting, no update has been received on the insurance case. The Board requested the engineering report for the decks, which the Association paid for.

In May, the Board proposed placing part of the insurance reimbursement into a **Money Market account** rather than savings to maintain clear tracking while earning a higher rate. All agreed.

**Task – Melissa:** Research options for tracking insurance reimbursements, considering FDIC limits of $250,000.

**Owner Insurance Reminder:** Owners should confirm their policies include **$20,000 assessment coverage**, as the Association deductible is now **$20,000**.

## Work Orders

Doug was absent; updates expected in August.

### 1. Balcony / Garage Repairs

- Long-term repairs remain on hold pending the lawsuit. Temporary fixes have been made.
- All **60 units** will require repairs over time.
- Work is part of the insurance claim.
- The Board believes a **paid project manager** should oversee the entire multi-year balcony/garage project to ensure continuity.

**Patios:** Quotes pending; target completion by fall.

### 2. Landscaping / Trees – Scenicview

A spring walk-through was conducted on **Friday, May 18** with Jim from Scenicview and Doug to identify work areas, including the tree near the far corner of the 2-bedroom units and stump removal.

**Task – Doug:** Schedule Clearview to clean rain gutters. **Task – Sally & John:** Plant three trees near the sign on Armour Rd.

### 3. Tennis Courts

- Fence repair completed.
- Doug contacted David Marks at Munson regarding court repairs; no response yet.
- Courts have been filled but not sealed.

**Task – Doug:** Provide update on court seal.

**4. Storm Drain / Landscaping Repair**

John is awaiting a quote from Herr. The original Spectrum cable in the ditch is now underground, but another cable remains on Valentine Rd.

**Task – John:** Follow up with Herr for a quote and schedule storm drain cleaning. **Task – Doug:** Obtain quotes from Viking or Scenicview for drainage ditch landscaping repair.

**5. Windows & Doors**

Updates to rules and regular maintenance pending.

**6. Entry Light Fixtures – Andy**

No update.

**8. Replacement of Numbers Above Garage Doors**

No update. Board recommends postponing replacement until balcony work is completed.

**9. Dryer Vent Cleaning**

Doug reported bids are being collected from two companies.

**Task – Doug:** Provide bids for dryer vent cleaning for all units.

**10. Other Work Orders**

**a. Private Property Sign Near Basketball Hoop** Doug provided sample photos. Board approved an **18x18 sign** reading *"Private Property – No Trespassing."*

**Task – Doug:** Install sign near basketball hoop.

**b. Fence Repair at Armour Rd Entrance** Board agreed to repair the fence if it is a simple reset. More complex repairs will require further discussion.

**Task – Doug:** Obtain quotes for resetting fallen fence sections. **Task – Doug:** Review patio issues submitted through the portal.

## Other Business

1. **Board Membership Change** Kim Williams is moving at the end of May and will no longer serve on the Board.

**Task – Kim:** Upload Secretary files to the Google Drive created by Melissa. **Task – Melissa:** Remove Kim Williams from banking account access.

**Community Event:** Meet & Greet scheduled for **August 30**, organized by Nancy Rhodes. More details to come.

## Adjournment

Motion to adjourn: **John moved; Sally seconded; all approved.** Meeting adjourned at **6:00 PM**.

**Next Meeting:** Monday, **August 24**, 4:30 PM at Melissa's.