

**Lake Geneva Estates Homeowners Association
Board of Director Meeting Minutes
August 25, 2025
Shorma Residence, 826 E Lake Geneva Road**

OPENING: Board President, Rose Shorma called the meeting to order at 2:59 pm.

- **Attendance and determination of quorum:** Rose Shorma, Rose Johnson, Peder Baukol, Ryan Donovan.
- **Guests in attendance:** Pat Baukol
- Rose Johnson moved to approve the meeting minutes from July 9th, 2025. Motion seconded by Peder Baukol. Motion carried.
- **Board actions since last meeting:** Approved the spraying for beetles and other bugs. Approved purchase and posting of new pool signs.

BOARD REPORTS

President and Secretary/Webmaster Report: addressed in New Business.

Treasurer's Report: Preparation is underway for the annual budget to be presented at the annual meeting.

Grounds and Architectural Report: See attached document for full report. The architectural committee received a request from the Baukol's to expand their concrete apron allowing them space to turn around safely. Given that Peder is on the architectural committee, the request was brought to the board with the support of the 2 other committee members. Peder recused himself from the committee's determination and recused himself from any vote the board may choose to make on the request. The board agreed with the need for the project and agreed with the decision of the committee to approve the project.

OLD BUSINESS

- Golf Cart yield sign by crossroad on golf path – Peder and Matt, work in progress
- Update LGE Directory/Map – Ryan, work in progress – Picture Directory is currently being updated in preparation for the annual meeting.
- Review Insurance policy with Agent – Ryan and Rose have discussed and are comfortable with the limits of insurance on the docks as we understand the coverage. Will review again upon next year's renewal
- Traut Wells are scheduled to complete water tests on wells.

NEW BUSINESS

1. **Annual Meeting Planning:** Notices for the annual meeting and the proxy designation forms will be hand delivered to resident homes prior to Labor Day weekend. The board has been discussing if our bylaws have flexibility to collect the proxy designations virtually and conduct meeting notifications electronically. This potential process change would ease the burden on residents and the board, make documenting the proxy designations much more efficient and improve our ability to comply

with the bylaw requirements that were written 25 years ago. The board will be seeking legal guidance and direction on how to improve upon the processes outlined in the bylaws.

2. **Resident speeding concerns.** A resident brought a concern to the board that many vehicles are speeding in our neighborhood. The board was asked to address the issue from a safety perspective. The board will request a speed limit sign from the county/township.
3. **Budget, Dues and Assessments** for next fiscal year. We are on track as planned and expected. However, decisions that need to be made and discussed in the spraying topic (later in the meeting) would impact dues.
4. **Security Camera Options by Tram** were discussed to increase security and maintain safety. The board will seek a volunteer to look into options from a price and technical perspective.
5. **Pool Lock and Entry System.** Everyone who uses the pools knows that in order to leave the pool the key must be used. Although this practice was designed for policing pool use, it poses some significant safety concerns.
Ryan Donovan made a motion to change the locks to allow exiting the pool without the need for a key. Rose Johnson seconded. Motion carried. The board will be looking into lock options that have safety in mind.
6. **New Paint Color Options for the Villas.** The architectural committee and board have taken a pause on approving new exterior color options for the villa garage doors, trim, etc. The potential change has been challenged by a resident and legal direction is being sought.
7. **Annual Meeting Planning Committee:** The board stood up a committee to plan the annual meeting. The committee consists of Ryan Donovan, Rose Johnson, and Rose Shorma.
8. **Fall Tree Trimming:** The grounds committee has determined no additional tree work is needed this fall.
9. **Spraying for insects** was completed for the entire neighborhood in response to a Japanese Beetle infestation and well above normal mosquitoes. Our HOA has the option of continuing this next year. During the annual meeting the board will present options for spraying. Significant discounts are had if we contract as an association vs. individually. This has significant budget and dues impacts. More discussion and polling will happen at the annual meeting.
10. **CLA contract** for accounting services, etc. will be renewed later this year, increase in fees are expected but unknown at this time.

Next meeting: The next board meeting will take place on October 9th, at 5 pm. Location TBD.

Ryan Donovan moved to adjourn the meeting, seconded by Rose Johnson. Motion carried. The meeting was adjourned at 4.54 pm CT.

Minutes prepared by Ryan Donovan, LGE HOA Secretary