

Lake Geneva Estates Homeowners Association
Board of Director Meeting Minutes
June 16, 2026
826 E Lake Geneva Rd NE

OPENING: Board President, Rose Shorma called the meeting to order at 9:06 am

- **Attendance and determination of quorum:** Rose Shorma, Rose Johnson, Peder Baukol, Ryan Donovan, and Matt Yeseth.
- **Guests present:** Dave Hartness. Virtual attendance; Gus Claymore, Pat Baukol, Tracy Morstad.
- ***Rose Johnson moved to approve the meeting minutes from March 16, 2026. Motion seconded by Matt Yseth. Motion carried.***
- **Board actions since last meeting:** No actions to report outside of board reports.
- **Corrections or additions to agenda:** A discussion topic was added related to allowing more residences to the HOA.

BOARD REPORTS

- **President's Report:** Rose Shorma reported on the Spring Fling. 54 residents in attendance.
- **Secretary and Webmaster Report:** No information to report
- **Treasurer's Report:** Rose Johnson reported that the HOA financials are stable. Current assets are at \$156,000. Rose also discussed how cash flow impacts budget. The spring months are heavier in expenses than other months, yet revenue is constant.
- **Ground's and Architectural Report:** See attached report.

OLD BUSINESS

- Follow up with the Thompson Group regarding a golf cart crossing sign for the 2026 season. ***Ryan Donovan moved to remove this topic from our list of business to conduct. Matt Yseth seconded the motion. Motion Carried.*** Driving in our neighborhood carries risk. The road is used heavily by pedestrians and golf carts. The board doesn't believe asking Geneva Golf Club to install a sign changes the risk that exists.
- Review Insurance with Agent. Review of the policy was completed prior to renewal.
- Tram Inspection and repairs update. Peder Baukol has been working closely with the Tram repair company and the State of Minnesota on options for the HOA. The tram is in need of repairs, when repairs are made the resulting inspection will result in the tram being deemed out of code due to the age and design. Peder has reached an agreement with the State of Minnesota to approve the plans to replace the tram and for our tram to fall within the residential code for trams vs. commercial code. This determination saves the HOA a tremendous amount of money. A new tram that is compliant with commercial code would cost approximately \$250,000 – to \$300,000. The plan that was approved will cost the HOA approximately \$90,000-\$95,000.

Ryan Donovan moved to approve the plan to repair the tram. Motion seconded by Peder Baukol. Motion carried.

Rose Johnson explained the funding options available and the by-law language that determines the cost allocation for residents. 90% of the tram costs will be allocated and assessed to the 21 residences that have boat slips. The other 10% is allocated to all other villa owners who have access to the tram. The board has an established reserve fund for the tram repairs with a balance of \$31,000. The board will consider borrowing from the General Fund in order to spread out the assessments. Funding options will be presented at the Annual Meeting.

- Spring clean up was a success – many volunteers, many bags of trash, great social event.
- Pool Summer Schedule – in order to relieve Tim Wilts of weekend pool duties, a group of residents are volunteering their time to maintain the pool.

NEW BUSINESS

- Taps on the 4th of July. Rose Shorma inquired about the HOA performing taps. This was completed in the past in conjunction with “taps around the flag”, which is a national initiative conducted on Memorial day. Rose Johnson will be hosting a gathering by the tram to watch the parade and celebrate the 4th of July with residence who would like to join.
- Geneva Lake Association: a number of board members attended the lake association meeting the weekend prior to the board meeting. Discussion was had on if our HOA should join the lake association as business member. It was decided this is a individual choice and the board will promote the lake association.
- Date for Annual Meeting: The board plans to conduct the annual meeting around the end of august to early September. Availability of the Geneva Grill is still undetermined. Date will be announced as soon as the date is established.
- Election of board members: Rose Shorma and Rose Johnson terms both expire at the end of our HOA fiscal year. We will need two residences to fill those positions. Discussion was had about representation of private home vs. villas on the current board. 3 of 5 board members are private home owners. However, the large majority of the by-laws apply only to Villa owners. A better representation would be 3 or 4 board members representing Villas.
- Discussion on outsourcing of treasure duties. Rose Johnson discussed capabilities with Clifton, Larson, Allen. They could take on more duties, but not all. Fiduciary responsibility still lies with the board and a treasurer still needs to be involved in budgeting, budget monitoring, and asset studies.
- Speeding and kids driving golf carts complaints. Resident complaints continue to be presented to board members regarding vehicles speeding and children driving golf carts. The board agrees that these issues are not considerations of the HOA. The HOA will not take any action including sending emails about speeding or golf carts. These are individual decisions and responsibilities of our residents.
- New neighbors would like to join the HOA. The property at 4855 Geneva Golf Club Drive was recently sold. The new owners inquired about joining the HOA. It was Ryan Donovan and Matt Yseth’s opinion that we should allow all residences on Geneva Golf Club Drive the opportunity to join. Others are concerned about over crowding the pool and increased use of the boat access where parking is already sparse. Dave Hartness explained the original intent was to extend the HOA all the way to liberty road, but membership in the HOA was limited by amendment at some point in the past. It is currently understood that to amend the by-laws or bring in more properties to the HOA a 100% approval vote by HOA residents need to be completed. The Yseth home was brought into the HOA a few years ago – the legal expenses of amending the bylaw was paid for by the Yseths.

The board will use the polling feature on the webpage to receive input from residents regarding adding new HOA members. This will help the HOA financials tremendously. The board will also investigate the by-law language related to this issue.

Rose Johnson moved to adjourn the meeting, seconded by Matt Yseth. Motion carried. The meeting was adjourned at 10:29 am.

Minutes prepared by Ryan Donovan, LGE HOA Secretary