

**Lake Geneva Estates Homeowners Association**  
**Board of Director Meeting Minutes**  
**Thursday, March 18, 2025**  
**4:00 pm via Zoom**

**Opening: Board President, Rose Shorma called the meeting to order at 4 pm.**

- **Attendance and determination of quorum:** Rose Shorma, Rose Johnson, Peder Baukol, Ryan Donovan, Matt Yseth. Guest resident Gus Claymore
- **Approval of previous meeting minutes.** Moved by Rose Johnson, Second by Matt Yseth. Motion carried.
- **Board Activities since previous meeting:** No additional meetings. Items were completed as seen under Old Business

**Board Reports:**

1. **President's Report:** Rose Shorma presented that neighborhood has been a quiet winter and had no news to report
2. **Secretary's /Webmaster Report:** Ryan Donovan reported that no website changes were made. Next month he will be adding the new residents.
3. **Treasurer's Report:** Rose Johnson reported that the quarterly reports had been sent out. One of our vendors said there may be an old unpaid invoice from 2009. We show no record of unpaid invoices. Rose J. will follow up with CLA to research further. Amount is estimated to be around \$2000.
4. **Architecture Report** - Peder Baukol reported Leeann & Troy Petro notified HOA that the project is taking longer than planned so extended the permit date. There are no new architectural requests.
5. **Grounds:** Peder Baukol reported a few large branches that may have to be cut.

**Old Business**

**Lawn & Snow contract.** Matt & Peder reviewed options to increase contract from 3 years to 5 years, so help with budgeting. Economically, a 5- year contract was better. It was signed by Rose Shorma and Randy Thompson. Locked in with incremental increases, which will help us with budgeting.

**Golf Cart Crossing** – Discussing the safety of the golf cart crossing across the public road, with Geneva Golf Club. Peder suggested we use a stencil and spray paint "YIELD" on the tarred golf path. Matt and Peder will discuss that option with Ryan Thompson

**Holiday Party recap** - Rose Johnson reported the party was a success. Love Inc. was the recipient of the donations raised. . Next year's Holiday party will be December 4, 2025. Depot room is reserved, however, Rose J will check if our Geneva Clubhouse will be open for parties.

**Insurance coverage for docks** - Due to replacement value, and depreciation issues, Rose J. will leave the insurance as is, for now. Ryan and Rose will meet next month, to discuss it further.

**Clifton, Larson, Allen Account Contract** - CLA Contract is renewed as per Rose Johnson

**New Business**

**Renew pool opening/closing agreement with Tim Wilts** - Matt & Peder work with Tim Wilts. Rose had talked to Tim, and he agreed to keep the contract the same as last year. No changes needed. .

**Renew LGEHOA.org website** - Ryan - Website renewed and is paid

**Update LGE directory** - Ryan will work on making a few updates for next month.

**Meet with Thompson Golf Group** - Peder, Matt and Rose will try to meet with Ryan next month. Peder will double check on the 50-50 split for Electrical bills shared with Golf Club and Rose will discuss the mowing of the ditches as you drive into the golf course area.

**Review Insurance with our agent.** Ryan and Rose J. will meet with the agent in the next month. Ryan's extensive insurance background and his knowledge will be helpful, so Ryan offered to take on the task of reviewing the insurance policies, instead of Rose J.

**Contract for Community Gardner** - Matt and Peder will do next month

**Contract for fertilizer & weed control** - Matt & Peder. 2 bids were received. We awarded the contract to ProLine, who purchased business from Advantage Guaranteed. They were the lowest bid, and we were happy with their work.

**Spring Clean up/coffee & donuts** - Rose Shorma will talk to Swazz and Dave Harstad about heading it again.

**Spring Garage Sales** - Rose Shorma will check into who has coordinated the sales.

**Annual dinner get together for the Board** - no date set. Normally in December, however, we delayed it.

**Next meeting:** The next board meeting will take place on May 6, 2025 at 3:00 via zoom.

Peder Baukol moved to adjourn the meeting, seconded by Matt Yseth. Motion carried. The meeting was adjourned at 5:45 pm.

Minutes prepared by Rose Shorma and Ryan Donovan, LGE HOA Secretary