

# Lake Geneva Estates Homeowners Association Annual Meeting

## 2025 Grounds Report – Peder Baukol and Matt Yseth

### 1. Docks and Lifts committee: Mike Rentz and Jim Backes

We would like to thank Mike Rentz and Jim Backes for their work and time this year on the Docks and Lifts committee. They have done a great job coordinating the services and communicating with the community.

Sander Waterfront Services will continue to pull out docks and lifts this fall. As a reminder, Sander Waterfront Services does not do lift repairs unless it is damaged during put-in or take-out. Last Years committee found a new home for trailer and lift storage and have a contract through the spring of 2031. It will be located across Liberty Road to the north of the Geneva East development. There will be a slight increase in costs every other year, but no pressure washing will be required at this time. If any slip owners are planning on buying new lifts before next year, please contact Mike Rentz to make sure it has the number on it and is placed properly.

It is advised for slip owners to take photos of lifts before removal in case of damage. Please have your boats removed and have lifts in the upright position by Wednesday October 1. Take-out date will be the first or second week of October depending on weather.

### 2. Gardens and trees, mowing of the patio homes and common areas and snow plowing

Bob Lamp has done a wonderful job this year of planting and maintaining our community gardens. This includes the north end cul-de-sac, entrance to Geneva Estates and Golf Course, as well as the gardens at the intersection of the triangle. Thank you for your continued support and hard work, it is much appreciated!

As a reminder, residents are responsible for the trimming of flowers/trees and shrubs that are on their personal property as well as any gardens on community property they are responsible for maintaining.

We will not be doing any fall tree trimming this year as we had storm damage earlier this year and did a clean-up at that time.

If residents are interested in planting new trees, we have a link on the website for the varieties that are suggested for our area of Minnesota. Please fill out an architectural request form and call 411 before planting any trees. Diversity is the key to healthy trees in our community.

We signed a new 5-year contract with RT Services for mowing, snow removal and fall cleanup which will run through December 31, 2029. Thank you to Randy and his crew for their continued excellent service to our community.

### **3. Tram**

Be sure when you are operating the tram that you fully understand how to operate it. It is also very sensitive to the correct amount of weight and people that are in the tram car. If you are unsure how to operate the tram, please call someone on the board. (Instructions on how to operate the tram are located under Homeowner's Portfolio, Boat Slip Owners, Tram Key Agreement.)

The tram had a few minor issues this year and we are looking into what we need to do at a minimum and what we need to plan for in the future. Right now we are going to need to replace the main drive cables on the tram unit. Being this is a commercial unit it has two cables and one of them has a very small kink in the cable. One cable will support the lift so it was brought to our attention after the last inspection, and we will need to replace it in the spring. With the age of the tram, we have also talked with Marine Innovations as to what we can do to make the tram more reliable. They have recommended adding new operating controller with a charging station at the bottom and the top landings. Overall, the unit is still in good shape, and we need to continue to do minor updates to keep in good working order. If any resident still would like a key, please contact the board and they will have you sign a Tram Agreement and issue you a key.

### **4. Sprinkler system**

Sunrise Sprinkler is continuing to service our sprinkler system come, we usually waited until there were at least 4-5 residents that called to report a broken head. As always, it is a challenge to get the watering formula just right for all the areas. With the wet year we had, it was much easier to keep our community looking fantastic. We are working with Sunrise Sprinkler to get pricing to install new WIFI controllers. In order to do this, we would need a resident that lives next to or close to one of the controllers to allow us to tap from their WIFI internet. Then Sunrise and board

members would be able to better monitor and control the sprinklers. With the age of the controllers, it is a replacement option that needs to be planned for.

## **5. Pool**

A huge THANK YOU!! to Tim Wilts. He has again done an excellent job this year opening, closing, and maintaining the pool every day. Thanks also to Matt Yeseth for helping Tim out and keeping all our records up to date. With Tim's continued monitoring of our pool, we passed out inspection again this year which shows us just how great it is to have Tim taking care of the pool.

We had a good year with the pool and only had a couple of minor issues. Thank you to all the people who used the pool and made sure the umbrellas were lowered and tied off as we did not have any damage to the pool furniture this past summer. Also, as a reminder, if you have guests that would like to use the pool, they should be accompanied by the homeowner. This is a gem of our community and should not be abused.

## **6. Wells**

The wells this year were tested in April with all tests showing no issues and within normal limits. A heater and circuit breaker were put in on the lakeside well pit as it was not working. A new heater was also put in the golf course side well pit. The triangle well was hit when they were mowing and fortunately it just shortly out the wiring at the top of the well and Traut Wells were able to come out right away in the morning and had enough spare wiring to repair the shorted wiring. The triangle only has one well and the other two pits have two wells each. With the triangle well being 23 years old we definitely need to plan on budgeting for at least a spare pump and motor if not adding another well completely, so the triangle has a reliable water source.

## **7. Architecture committee: Peder Baukol (board liaison) along with Ron Goracke, Gary Kjoss, Bob Hoel, and Larry Kowalczyk.**

The Architecture committee will work with residents who want to make changes to the exterior of their home or to make major landscape changes. The committee exists to assist the Board and homeowners to expedite the approval process. There is a form available online for the residents to fill out and mail to a member of the committee. If there are questions, the committee will contact the residents and then submit them for Board approval. The Board will send residents a final approval. The purpose of this committee is to help maintain "those parts of the Units which

are visible from the exterior be kept architecturally attractive and uniform in appearance.” (Declaration section 8)

#### **8. Miscellaneous**

An issue was raised by residents with golf carts cutting through the old entrance to the golf course which was located between 1079 and 1093 E Lake Geneva RD NE. This was reviewed after meeting with Alexandria Township commissioner and civil engineer. The board approved the removal of the driveway and culvert after getting approval from Alexandria Township and RT Services cleaned up the area and planted grass seed.