

Lake Geneva Estates Homeowners Association
Board of Director Meeting Minutes
March 16, 2026
Virtual Meeting

OPENING: Board President, Rose Shorma called the meeting to order at 10:01 am

- **Attendance and determination of quorum:** Rose Shorma, Rose Johnson, Peder Baukol, Ryan Donovan, and Matt Yeseth.
- **Guests present:** Gus and Margaret Claymore, Greg Donahue from Swenson Lervick representing the Claymores, and Pat Baukol.
- ***Ryan Donovan moved to approve the meeting minutes from October 9th, 2025. Motion seconded by Peder Baukol. Motion carried.***
- **Board actions since last meeting:** No actions to report outside of board reports.
- **Corrections or additions to agenda:** Discussion topic regarding the Tram's maintenance and repairs added to the agenda.

BOARD REPORTS

- **President's Report:** No information to report
- **Secretary and Webmaster Report:** No information to report
- **Treasurer's Report:** No new financial reports nor new information to report.
- **Ground's and Architectural Report:** Peder Baukol described the damage and subsequent repairs to an association mailbox. An architectural request was received and approved for a resident to construct a garden on common property.

OLD BUSINESS

- Follow up with the Thompson Group regarding a golf cart crossing sign for the 2026 season

NEW BUSINESS

- Follow up to another squirrel being shot by a resident. Rose Shorma discussed the incident that occurred this winter. The Douglas County Sheriff was contacted and addressed the incident with the LGEHOA resident involved.
- Clarification of "Common Area" in patio home driveways. This agenda item was included in response to a recent incident involving multiple HOA residents and concerns for residents with parking pads or "drive way turn arounds" on property owned by the HOA.

Discussion was had regarding the definition of "Common Area" as it relates to "driveway turn arounds" in patio home driveways. A legal opinion was presented to the board from the Swenson Lervick law firm. Attorney, Greg Donahue, attended the meeting to answer questions regarding his opinion. Ryan Donovan summarized his understanding of the opinion in relation to his understanding of the HOA's governing legislation, the Minnesota Common Ownership Act (MCOA), the HOA declarations, bylaws and established rules. Mr. Donahue concurred with the summary outlined in discussion. It is the opinion of Greg Donahue that the "driveway turn arounds" or

“parking pads” meet the definition of Limited Common Property as defined by MCOA and the association’s governing documents. The use of limited common property is allocated exclusively to the associated unit or units. Although a rule was created in 2021 by the board to define “common area”, the legal process for redefining or reallocating real estate from Limited Common Property to Common Property must be completed by an amendment to the declarations and filed with the County Recorder’s office. Mr. Donahue also explained that in order to reallocate real estate in this manner, it would require the consent of all units affected by this amendment. This process was never completed. Therefore, the drive-way turn arounds are limited to the use of the associated unit.

It was Ryan Donovan’s opinion, and the board agreed, that until a contradicting opinion can be produced, the board will be moving forward with the understanding that “driveway turn arounds” are limited common property. Peder Baukol indicated that he will be seeking another opinion. And, he added that the board has other issues that are more pressing to address that will affect the HOA budget at this time. If that opinion is produced, the board will conduct due diligence regarding conflict resolution process and consider the entirety of the association’s interest. No further discussion was had.

- At this point in the meeting, Rose Johnson signed off due to other obligations. Quorum was still maintained and the meeting continued.
- Pool Opening and Closing Agreements – the board intends to renew the contract with Tim Wilts for the open/closing and daily maintenance of the pool. In order to be prepared to support Tim Wilts a list of board and resident volunteers was compiled to backfill in Tim’s absence. This list includes: Peder Baukol, Rick Dressen, Matt Yseth and Ryan Donovan
- Annual tasks discussed: Ryan Donovan will review the LGEHOA map and update if needed, inquire on the status of the annual contract renewal for the association website and work alongside Rose Johnson to review the HOA insurance policies prior to renewal. The board desires to meet with Ryan Thompson to continue our strong relationship with the golf course. Board members have observed HOA residents walking and training a dog on the golf course. This is a reminder to stay off the course and respect their private property. The board also intends to renew the contract with the community gardener. Spring Clean up will be planned for early May, date TBD but likely during a weekday. Peder Baukol will connect with the weed and feed contractor regarding this upcoming season and will also contact Proline for updates on the Japanese Beetle grub control application scheduled for this spring.
- Upcoming maintenance expenses:
 1. The irrigation system is in need of updates and repairs. Over the past many years the HOA has experienced problems that result in a multitude of service calls to Sunrise Sprinkler. The labor cost of these repairs are expounded due to the lack of technology with the system. Peder obtained a quote to modernize the irrigation system in a way that will reduce repair costs and position the system well into the future. The cost is approximately \$5,100 up front and \$40/month while the system is operational during irrigation season.

Ryan Donovan made a motion to approve this expense, contingent on a fund review with treasurer, Rose Johnson. The motion was seconded by Peder Baukol. Motion Carried.

2. Tram to association docks needs repair. Peder Baukol has been investigating options with the Tram's manufacturer/service company to remedy the condition of the tram. As it stands, the board believes the Tram is a safety hazard and needs immediate repairs. At a minimum, the tram needs a new cable. However, to fully restore the tram and ensure safety for all users, a complete rebuild or replacement of the tram needs to occur. These costs range from \$56,000 - \$70,000. In order to make these repairs before the spring and summer season peak usage, a decision by the board needs to happen soon. The board will model out scenarios considering the cost allocations of this limited common property and explore funding options for this expense.

Matt Yseth moved to adjourn the meeting, seconded by Peder Baukol. Motion carried. The meeting was adjourned at 11:33 am.

Minutes prepared by Ryan Donovan, LGE HOA Secretary