

LAKE GENEVA ESTATES HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
SEPTEMBER 21, 2025
Geneva Grill, Alexandria MN

1. Meeting was called to order by Board President Rose Shorma at 5:00 pm.
2. **Determination of Quorum was made.** 43 resident households were in attendance, and 19 proxy designations were collected. Therefore 62 households were represented out of the 83 total residences in the HOA. Bylaws require 67% representation to obtain quorum. 74% was obtained.
3. **Board members present:** Rose Shorma, Rose Johnson, Peder Baukol and Ryan Donovan. Not present: Matt Yseth.
4. **New residents** were welcomed to the association by board president Rose Shorma. DeAnna Baukol, Kristian Martinson and Jetta Lievsay, Linda Greseth, Dave and Rebecca Hartness.
5. **Approval of 2024 Minutes:** The 2024 LGEHOA Annual Minutes were posted on the Website for the past 12 months and sent to residents via email prior to the meeting. Motion to accept the 2024 Annual Meeting Minutes was made by Terry Van Ahn, seconded by Lee Lindquist. Motion Carried.
6. **Board Reports:**
 - a) **President's Report:** Rose Shorma shared her values for guiding the board's planning and focus areas. The President's written report will be sent to residents with the minutes and is also posted on lgehoa.org. Board Documents 2025. Annual Meeting.
 - b) **Secretary & Webmaster Report:** Ryan Donovan provided an overview of duties, responsibilities and website traffic. He also discussed potential changes to the proxy designation and attendance collection next year. The Board intends to utilize email and custom forms on our website to create efficiencies and provide more thorough documentation. The written report will be sent to residents with the

minutes and is also posted on lgehoa.org. Board Documents 2025. Annual Meeting.

- c) **Grounds Report:** Peder Baukol presented the Grounds report. The full written grounds report will be sent to residents with the minutes and is also posted on lgehoa.org. Board Documents 2025. Annual Meeting.

- d) **Treasurer's Report:** Rose Johnson presented executive summary for the FY end 7/31/2025 financial prepared by Clifton Larson Allen, the 2025-2026 Budget & annual Treasurer's report. The full financial statement is posted on lgehoa.org. Board Documents 2025. The budget includes a 10% increase on monthly dues as follows:
 - Custom homes increasing from \$55 to \$60
 - Villas increasing from \$220 to \$242
 - Villas with boat slips increasing from \$277 to \$305

Francoise Maillet made the motion to approve the 2025-2026 Annual Budget. Seconded by Dan Gangl. Motion carried.

- 7. **Audit Waiver Vote:** Motion to waive the audit was made by Denise Gayken, seconded by Matt Braun. Motion carried.

8. **New Business:**

- a) **Annual Meeting Notification Process:** The board will be using email to disperse the annual meeting proxy designations for next year's annual meeting. HOA Bylaws cite the notification and proxy designations must be delivered by either USPS, Hand Delivered, or any other address designated in writing by owner. It is this in this last requirement that the board wants to leverage technology. To do so, next year and into the future, we will need a designated email address provided to the board, in writing. The board is also investigating the use of "custom forms" on the webpage to collect RSVP and proxy designations. The

board has also contacted our legal counsel for a review of bylaws and an opinion on the proposed new process.

b) Discussion was had regarding **additional security cameras** on HOA common ground, specifically the dock area and tram. The board asked for any volunteers to investigate options.

c) **Villa Garage Door Color Options:** This past spring a subcommittee of residents worked with Sherwin Williams to develop a series of additional color options for garage doors. This investigation was in response to an architectural alteration request for additional color options. These options have been presented to the HOA residents over the past few months. The bylaws cite in 8.1.c (1) “There shall be substantial uniformity of color, size, location, type and design.” The ability to offer additional colors depends on the board’s interpretation of that clause. The board decided to have this request and resulting color options voted on during the annual meeting. Paper, anonymous ballots were disrupted, collected and counted during the meeting.

i. **Results:** 31 in favor of the proposed options; 36 did not approve the additional options. This ballot item failed.

d) **Mosquito and Japanese Beetle spraying:** The board has investigated options to both control the Japanese Beetle infestation in the neighborhood and control the mosquitos with Pro-Line. A representative from Pro-Line was present to explain the applications and the offer they gave to the association. The board included these two options on the paper ballot for an association wide vote.

i. **Option 1: Mosquito Spraying.** A group rate was provided assuming that all residents would participate. The rates per application were as follows: \$110 - custom lakeside homes; \$70 – custom golf course home; \$55 – Villas.

1. **Results:** 13 in favor of the spraying and 33 not in favor. This ballot item failed.

ii. **Option 2: Japanese Beetle/Grub Treatment:** This treatment will be liquid ground treatment to be applied in the spring. A group discount was provided assuming the entire HOA will receive the application. The rates for a one-time spring application were as follows: \$136 Custom Home, and \$83 Villas.

1. Results: 45 in favor, and 24 not in favor. This item passed. Association members will be charged for this expense as one-time annual assessment.

9. Board President, Rose Shorma, thanked the many volunteers who help contribute to the LGHOA experience.

10. **Adjournment:** Motion to adjourn the 2024 Annual Meeting was made by Ennis Arntson seconded by Bob Hoel. Motion Carried.

Meeting Adjourned at 6:20 p.m. CST