

Board Meeting Minutes

Twin Echo Shores Association

August 31st, 2024 – Rec Hall, 10:00 AM

In Attendance: Doug Fletcher, Julie Fletcher, Doug Hill, Steve Engel, Russ Foster, Pat Dahmen, Bill Lewis, and a Recording Secretary. Regrets – Mike Davis. Member observer – Jim Gronhovd

CALL TO ORDER: The meeting was called to order at 10:00 AM by President Doug Hill. A quorum was established.

OLD BUSINESS - APPROVAL OF MINUTES FROM PREVIOUS BOARD MEETINGS

A motion was made to approve the minutes of the Board of Managers Meeting that was held on July 25th, 2024.

Moved: Pat Secoded: Steve Carried: Unanimously

BUDGET UPDATE (Steve)

Steve said that Budget is still on track as it was at the AGM. There are slight overages of approximately \$ 1,700 for insurance and \$ 375 in electrical repairs. He expects by the end of November most of the largest expenses for the year will be billed.

Doug H reviewed the Tax Assessments for this year that will affect our next bill. There are some minor changes by the County in improvement value for some sites that will be reflected in our next year's assessments to the Members.

Steve reported that there are currently no Members who are significantly past due with their monthly fees.

ASSET LIST AND PROJECTS (Steve, Doug F AND Doug H)

The topics were discussed together because they are related to projects that will be worked on this year and the priorities for next year's Budget allocations.

Doug H and Steve reviewed the proposed 2025 Asset List priorities. Doug F said work will begin in October at the Mid Bath. The area will be cleared of debris, the tree stump will be removed and the area will be graded. Depending on the results of this and the evaluation of what work is necessary to stabilize the building it may be possible to do some work on the roof within this year's budget allocation. Next year's budget will cover the next phase of the renovation which will begin in the spring. Funds have also been allocated for a retaining wall around the Mid Bath but a better estimation of the scope of work and costs will be known after the clean up and grading is done in October.

Doug F suggested a few other projects that need funding. The boat dock will be completed in the spring. It is necessary to remove and replace the concrete ramp at the boat docks. The concrete pad at the Memorial Garden needs to be removed and replaced as it is in bad condition. The flooring in the Echo Cabin needs to be replaced. The flooring in the Ice Cream Shop needs to be upgraded with a more resilient surface.

Russ asked about the septic system and future plans for maintenance and the need for possible upgrades/replacement. Doug F told us that the system is checked every two years. We have alarms on the pumps nearest the lake should there be issues. We have two pumps on the tank nearest the lake that alternate to balance wear and tear. There is adequate storage should there be a problem that needs repair. At this point it makes more sense to work on the lines to keep them in good repair than replace them. With the EPA restrictions and grandfathering rules the Resort is allowed to operate under we may not be allowed to make significant upgrades.

The Budget Meeting has been proposed for Thursday, November 14 at 7:00 PM.

OTHER BUSINESS

Specific Area for Members with Pets Near the Beach. Doug F has approached Members who are near the proposed area and they are fine with it. The common area will be delineated with plastic posts and chain. Jim Gronhovd has agreed to make signs for the area as well as “No Pets on Beach and Grass Area” and a path sign.

Bylaw Amendment. A discussion followed on the process of transferring a Membership Certificate when a Member sells their Site.

A motion was made to amend Article 9 of the bylaws as follows:

No Membership or Membership Certificate shall be sold, pledged, transferred, hypothecated, or otherwise disposed of, except in accordance with the terms of the Declaration. In any case where a transfer fee shall be collected, according to the Declaration, such fee shall be (dollar value to be determined) payable prior to official Membership transfer and such payment shall be deposited into the general funds of the Association.

Moved: Pat Seconded: Bill Carried: Unanimously

The amount of the transfer fee was discussed.

A motion was made to set the amount of the Transfer Fee at \$750:

Moved: Steve Seconded: Russ Carried: Unanimously

This change will be effective September 1, 2024. The wording of the Bylaws will be updated on the website and Members who currently have their Site for sale will be notified.

A motion was made at 11:25 am to adjourn the meeting.

Moved: Pat Seconded: Bill Carried: Unanimously