

GARRISON CREEK COTTAGE OWNERS ASSOCIATION

2025 MEETING MINUTES ARCHIVE

(Newest meetings appear first • Use Table of Contents to navigate)

Compiled by Deb Keller, Secretary

June 18, 2026

This document compiles all Board and Annual meeting minutes for 2025, with supporting documents placed immediately after the relevant meeting.

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August 21, 2025 – Board of Directors Meeting Minutes

Date: August 21, 2025 | Time: 7:00 PM – 8:00 PM | Location: Marty and LaDona Malachowski's, 1279 41X Ave NW

Attendees: Keith Knutson (President), Steve Hartman (VP), LaDona Malachowski (Treasurer), Deb Keller (Secretary), Tom Magnuson (Director at Large), Marty Malachowski (former VP). Dock Committee absent.

Call to Order

7:00 PM. No introductions or announcements. Additional items under New Business.

Approval of Minutes

July 24, 2025 approved (motion LaDona, second Steve).

Treasurer's Report

• Checking: \$29,515.72 | Savings: \$8,423.24

MOTION to approve: Steve Hartman / Deb Keller. Carried.

Old Business

Fall shoreline spraying, website, 4th of July parade, Friese Addition, Airbnb, dust control (reference only).

New Business

- 1. Shoreline Spraying (Fall): Outsourced to Dave; members use rrs.usace.army.mil/rrs for Pesticide Application Record.
- 2. Friese Addition: Keith following up with new COE contact Chad Effertz / Josh Gromley.
- 3. Website: Deb to upload 4th of July photos. Keith proposed more email to reduce postage — supported.
- 4. Dock List: Final reminder before next eligible member. Dues deadline June 15.
- 5. Snow Fence: MOTION (LaDona / Tom) to purchase 300 ft replacement. Carried.
- 6. Dynamite Bay & Freeway Spraying: Contracted.
- 7. Dues: Keith to contact remaining unpaid members.
- 8. Public Boat Dock: Uneven — under investigation. Silt bill sent to Bob Froehlich (Steve following up).
- 9. Airbnb: Original covenants restrict to personal use only. Keith to follow up with Sheldon Smith.

Adjournment

8:00 PM

July 24, 2025 – Board of Directors Meeting Minutes

Date: July 24, 2025 | Time: 7:00–8:00 PM | Location: Marty & LaDona Malachowski's

Call to Order

Introduced new VP Steve Hartman. Additional items under New Business 9-13.

Approval of Minutes

June 19 & June 21, 2025 approved (LaDona / Steve). Deb to correct minor spelling/name issues and upload.

Treasurer's Report

- Checking \$29,415.72 | Savings \$8,423.24 (June 30). Three members with outstanding dues.

MOTION: Deb / Steve. Carried.

Old Business

Shoreline walk, stair maintenance, 13th St mowing, spraying, dock list, annual meeting — closed.

New Business

- 1. Annual Meeting Recap: Good attendance; format worked well.
- 2. Fall Shoreline Spraying: Same timeframe as prior years, around frost.
- 3. Website: Deb uploading June minutes + supporting docs.
- 4. 4th of July Parade: Successful; thanks to Magnusons.
- 5. Friese Addition: On hold — new COE contact needed.
- 6. Dock List: Andrew Gessner to be added (fee paid). Slow movement expected.
- 7. Airbnb: Attorney confirmed covenants prohibit commercial rentals; dock permit at risk.
- 8. Dust Control: Researching magnesium chloride vs alternatives (residue concerns).
- 9. COE Silt Removal Permit: Granted. ND Game & Fish covering 75%. Dock damage photos sent for reimbursement.
- 10. CRP West of Subdivision: Fire hazard discussion with landowners planned.
- 11. Debris Piles: Rodent issue noted — follow up with responsible members.
- 12. Circle Sanitation: LaDona updating membership list.
- 13. Warren Gessner Fee: MOTION (Steve / Deb) to cover his dues in recognition of volunteer work. Carried.

Adjournment

8:00 PM

Supporting: 2025 Corps Shoreline Walk Thru – Items of Concern (June 16, 2025)

- Maintain 6 ft unmowed barrier between cabin and Corps land
- Remove garbage from shoreline
- Dock licenses must be displayed on the dock (not on a post)
- Improve weed control on some shorelines
- Add small gravel ramp at Dynamite Bay steps for accessibility
- Trim trees/hedges near Corps markers for visibility
- Update one electrical box
- Clean up old ropes and boat tie-offs
- Do not move rocks to create paths

Supporting: Pesticide Application Record (Template)

Blank form provided for members spraying their own shoreline. Use via USACE Regulatory Request System: rrs.usace.army.mil/rrs

June 21, 2025 – Annual Meeting Minutes

Date: June 21, 2025 | Time: 11:00 AM – 12:00 PM (called 11:05 AM) | Location: Keith & Lori Knutson's, 1283 42nd Ave NW

1. Opening Remarks

- Board & Committee introductions by President Keith Knutson
- Announcements: 39 dock permits issued by COE; placement limited by shoreline area. Dock Committee (Rolly & Brenda) to provide details.
- Guest introductions: All attendees introduced themselves and cabin locations. Guy Tangedahl warned about West Nile virus and urged mosquito repellent use.
- No additional agenda items proposed.

2. Approval of 2024 Minutes

Copies available. No changes proposed.

MOTION: Tom Magnuson / Mary Anderson. Carried unanimously.

3. Treasurer's Report

LaDona Malachowski presented the 2025 Annual Report. Recent dues pending deposit; consistent yearly expenses. No questions.

MOTION: Jerry Hauf / Steve Hartman. Carried unanimously.

4. Old Business

No further discussion (refer to prior minutes).

5. New Business

- 1. Proposed 2025-2026 Budget: Similar to prior years. Snow removal (\$200/service by Jason Schumaier) highlighted for emergency access.

MOTION: Don Sorch / Paulette Anderson. Carried unanimously.

- 2. Township Road Maintenance: Clarence Behliss maintains road with new pull-behind maintainer.
- 3. Dynamite Bay & Freeway Maintenance: Marty reported sealing stairways; plans for handicap-accessible bottom steps. Members applauded contributors. Nancy Magnuson proposed “no wake zone” at Dynamite Bay (to be discussed at next board meeting).
- 4. 13th Street Ditch Mowing: Reduced to half previous area to allow farmer haying (Keith, Rolly, Gary, Marty, Warren).
- 5. COE Shoreline Inspection (June 16, 2025) – Marty summarized: Maintain 6 ft unmowed barrier; spray weeds & keep docks clean/display permits correctly; add gravel ramp at Dynamite Bay; keep Corps markers visible & update electrical boxes; no driving on shoreline (except limited unloading at Freeway/Dynamite Bay) — 3 violations risk permit loss. Tom Magnuson offered help with handicap permits. Rolly advised against leaving trailers at ramp during busy times.
- 6. Snow Fence: Keith thanked volunteers for 2,500 ft (2.5–3 hrs with 7–8 people). Installation mid-October, removal early April. Volunteers welcome.
- 7. Friese Addition & Pleasant Point Updates: Keith awaiting updates from Chad Effertz on Friese LDA for potential dock expansion. Pleasant Point also wants their own LDA.
- 8. Website Updates: Deb Keller reviewed content and encouraged members to submit items (pending approval). Keith proposed more email communication to reduce postage — supported with no objections.

- 9. Boat & Pontoon Licenses (COE RMP): Dock permit holders to confirm boat types for Feb report. Temporary shoreline tie-offs (up to 48 hrs) permitted for safety.
- 10. Dock Updates: Rolly urged labeling kayaks/paddleboards. ~5 new applications/year; wait ~5 years. Future permits likely require group docks with limited placement.
- 11. Shoreline Weed Control (Fall 2025): Walker Landscaping contracted. Members notified to protect plants; water-safe Roundup permitted.
- 12. Lake Elevations: 1834.4 ft (June 17); projected 1835.6 ft (July 4). Sediment removed from boat ramp; Fish & Game covering 75% of costs.
- 13. 4th of July Parade: Tom invited participation (slightly altered route). Refreshments provided; lineup at Ron & Mary Anderson's. Starts 11 AM with Pledge & prayer.
- 14. Regular Board Meetings: June 19, July 24, August 21, 2025. Members welcome.
- 15. Election of Officers (Two-Year Terms):
 - Vice President: Steve Hartman nominated (Judge Barth / Brenda Tangedahl) — elected unanimously. (Marty not seeking re-election after 12 years)
 - Secretary: Deb Keller nominated (Rolly / Marty) — elected unanimously.
 - Member at Large: Tom Magnuson nominated (Mary / Brenda) — elected unanimously.

Meeting Adjourned

12:15 PM

June 19, 2025 – Board of Directors Meeting Minutes

Date: June 19, 2025 | Time: 7:00–8:40 PM | Location: Marty & LaDona Malachowski's

Opening Remarks

- Introductions, announcements, guests: None. Additional items under (g) Other.

Approval of May 22 Minutes

MOTION: Marty / LaDona. Carried unanimously.

Treasurer's Report

- Balances: Savings \$8,421.14 | Checking \$27,326.08 | Total \$35,747.22 (as of March 31).

MOTION: Deb / Marty. Carried.

Discussion: Unpaid dues reminders at Annual Meeting. Keith/LaDona to call non-payers after July 1. Thank-you cards instead of cash for mowing (except \$100 Cenex cards + thank you to Roger Benedickson & Patty Friese).

MOTION: Marty / Deb to provide \$100 Cenex cards + thank you cards to Roger & Patty. Carried.

Old Business

Annual Meeting prep, stair maintenance, shoreline spraying, ditch mowing, website, dock list, June 16 shoreline walk, 4th of July parade — reminders only.

New Business

- a. Shoreline Walk Through (June 16): Key COE findings for Annual Meeting — 6 ft unmowed barrier, remove garbage, dock licenses on docks not posts, improve weed control, gravel ramp at Dynamite Bay, trim trees/hedges at markers, update electrical box.
- b. Dynamite Bay & Freeway Maintenance: Marty, LaDona & Keith applied Thompson Water Seal.
- c. 13th Street Mowing: Reduced to half (to Pleasant Point sign) to allow farmer haying.
- d. Shoreline Spraying: Planned for Fall 2025.
- e. Dock List: MOTION (Rolly / LaDona) to remove Greg & Joanne Haugland per Joanne's request. Carried. Updated list (June 20) reflects this + addition of Jordan & Tasha Nelson. Slow movement expected.
- f. Annual Meeting Preparation: General discussion on flow.
- g. Other: MOTION (LaDona / Marty) for stop sign at Larson Corner (43rd & 13th) replacing yield sign. Carried. Airbnb: No current issues but commercial renting risks COE dock permit. Board meeting July 17 rescheduled to July 24 due to Keith's conflict.

Meeting Adjourned

8:40 PM

May 22, 2025 – Board of Directors Meeting Minutes

Date: May 22, 2025 | Time: 7:10 PM call to order | Location: Marty & LaDona Malachowski's

Present: Keith Knutson (Pres), Marty Malachowski (VP), LaDona Malachowski (Treas), Deb Keller (Sec), Tom Magnuson (Member at Large). Dock Committee absent.

I. Call to Order & Opening Remarks

New Business items i–l added (marked **).

II. Approval of August 22, 2024 Minutes

MOTION: Marty / Tom. Carried.

III. Treasurer's Report

• Checking \$26,926.08 | Savings \$8,421.14 (March 2025)

MOTION: Tom / Marty. Carried.

IV. Old Business (Reference Only)

Airbnb, dock list, website, Freeway/Dynamite Bay stairs, culvert, shoreline spraying, snow fence, weeds on 13th St.

V. New Business

- a) Annual Meeting planning (June 21): Tasks and speaking roles reviewed. Elections: VP, Secretary, Member at Large.
- b) Freeway/Dynamite Bay stairway & snow fence: Marty to lead at Annual Meeting.
- c) Shoreline spraying: None done spring 2025. Keith to lead discussion at Annual.
- d) Ditch mowing: Keith & Marty to lead.
- e) Website: Deb to lead.
- f) Dock list: New request from Jordan & Tasha Nelson.

MOTION: Marty / Tom to add Jordan & Tasha Nelson to dock waiting list. Carried.

- g) Shoreline walk-through June 16 at 10 AM: Mandatory COE requirement. Keith to send follow-up email on dock licenses, driving on shoreline, boat registrations.
- h) 4th of July Parade: Tom to lead; route changing slightly; refreshments by Magnusons.
- i) ** Blading of road: Revisit at Annual Meeting.
- j) ** Sediment removal from public boat ramp: Marty submitted USACE permit application (copy included with these minutes). To be discussed at Annual.
- k) ** Move to more email/digital vs US Mail: Deb to lead discussion at Annual.
- l) ** Message board near entrance sign: Generally supported for important dates/info.

Meeting Adjourned

8:30 PM

Supporting Document: U.S. Army Corps of Engineers Permit Application – Clear Silt from Garrison Creek Boat Ramp (May 22, 2025)

Applicant: Martin A. Malachowski, Garrison Creek Cabin Association • 1279 41X Ave NW, Garrison ND 58540 • Phone 701-720-6350

Project: Remove sediment from main boat ramp and adjacent shoreline (25 ft each side, 50 ft out) using long-reach excavator & dozer. ~50 CY material. Dewater off-site then dispose off USACE property.

Purpose: Drought + past high water erosion has made boat ramp unusable. Work planned late May – early September 2025. ND Game & Fish covering 75% of costs.

Note: Full signed multi-page permit application (including any drawings) is part of the official record for the May 22 meeting and available from the Association files or website.

— End of 2025 Meeting Minutes Archive —