

BOARD OF DIRECTORS MEETING MINUTES

June 18, 2026

Location: Marty and LaDona Malachowski's, 1279 41X Ave NW, Garrison, ND
Time: 7:00 PM – 9:00 PM
Attendees: **Board members** – Keith Knutson (President), Steve Hartman, LaDona Malachowski, Deb Keller (Secretary)
Dock Committee – Rolly Ackerman, Brenda Tangadahl;
Boat Ramp Committee – Steve Eberle;
Other Members: Ryan and Marci Conklin.

Call to Order: 7:00 PM by President Keith Knutson

1. Opening Remarks

- a) **Introduction:** None.
- b) **Announcements:** None.
- c) **Introducing Guests:** Ryan and Marci Conklin (members) and Steve Eberle (Boat Ramp Committee member).
- d) **Call for Agenda Items:** None.

MOTION: Steve Hartman motioned to approve the agenda. LaDona Malachowski seconded. Motion Carried.

2. Approval of the Minutes

May 21, 2026 Board Meeting Minutes were presented.

MOTION: Brenda Tangadahl moved to approve the May 21, 2026 minutes as presented. Steve Hartman seconded. *Motion carried.*

3. Treasurer's Report

LaDona Malachowski presented the report, including an update on association members' dues and new members. Checking balance: \$28,682.86; Savings: \$8,429.57. Total: \$37,112.43 as of the time of the meeting.

MOTION: Deb Keller moved to approve the Treasurer's Report as presented. Steve Hartman seconded. *Motion carried.*

4. Old Business (See 05-21-26 meeting minutes):

- a) **Shoreline Conditions for 2026:** Continued in New Business d.
- b) **Boat Ramp Concrete Discussion:** Continued in New Business b.
- c) **Boat Dock Discussion – Dock List Update:** Continued in New Business c.
- d) **Airbnb Discussion:** Nothing more expected at this time. Smith is retired now. Suggestion would be to hire a different lawyer if the board wishes to pursue further. It was generally agreed to revisit the topic in the future only if issues arise from the practice.
- e) **4th of July Parade:** Continued in New Business a.
- f) **Annual Meeting Discussion:** Continued in New Business f.
- g) **Mountain Lion Update:** General discussion was had. It is hoped that with increased summer activity the lions will relocate.

No further discussion.

5. New Business

a) 4th of July Parade

A reminder that this year's event coincides with Ron & Mary Anderson's 50th wedding anniversary and the USA's 250th birthday. Some special extras or announcements are likely at the event. This year's event flyer has been uploaded to the website and will be available at the annual meeting. No further discussion.

b) Boat Landing Update:

Steve Eberle provided the following update:

- i. Game & Fish has verbally agreed that they would cost-share on the project
- ii. Game & Fish would agree to a 4 ft widening effort but not 5 ft or more
- iii. This is a low water year, making it a good time to consider the project. Water levels may drop even further in spring (possibly to 1820).
- iv. Game & Fish has verbally agreed to perform the work themselves.
- v. Association cost share would be 25% of materials only (if, in fact, labor is covered by Game & Fish), bringing the Association's estimated cost to approximately \$10,000–\$11,000 on a projected total project cost of \$130,000.
- vi. The application/permit request is about 50% completed and being done by Steve Eberle. Game & Fish requires an email request be sent and addressed to Bob; Eberle is handling this.
- vii. Steve Eberle requested approximately 10 minutes at the upcoming Annual Meeting to present details and current status to the membership.
- viii. President Keith Knutson requested that a vote be taken from the membership after Steve's presentation to confirm a clear majority in favor of proceeding with the project if it is to go forward.
- ix. If water levels continue to drop significantly, Game & Fish indicated they will not leave the Association without a usable ramp and will extend it as needed under the same cost-sharing terms. Steve Eberle committed to obtaining written confirmation from Game & Fish if this situation arises.

DISCUSSION: It was generally agreed this is a great opportunity and time for ramp improvement. Eberle will present at the annual meeting and the membership will be asked to vote to approve or not approve the project in the event Game & Fish does approve the Association's application for the same. No further discussion.

c) Boat Dock Update (Rolly Ackerman & Brenda Tangadah!):

Three new requests have been added to the dock waiting list: Goodman, Magnuson, and Benjamin. The Dock List has been updated effective June 15, 2026.

MOTION: Deb Keller moved to approve the updated Dock List (effective June 15, 2026). LaDona Malachowski seconded. *Motion carried.*

d) Shoreline Walkthrough – June 17, 2026 (Keith Knutson):

Keith reported a very good outcome from the walkthrough. The formal COE report is still pending. Three items were noted:

- Leave a larger mowing buffer between lots and COE land.
- Debris cleanup – COE understood that the recent storm caused much of the extra debris present on the day of the walkthrough.
- Private Retaining wall (facing the shoreline): COE expressed concern that it may fall onto Corp land if/when it fails. Brenda Tangadah! noted it was their wall and that the family has 100 ft of property in front of the wall before Corp land begins and has documentation available if needed. No further action at this time.

No further discussion.

e) June 7th Storm Cleanup (Group Discussion)

Keith Knutson thanked everyone in the subdivision who came together to assist neighbors. It was inspiring to witness. He had made an empty lot available as a temporary debris drop location until it

could be taken to the landfill. Some negative comments were made about the use of that lot for this purpose, which was unfortunate. However, visible areas were cleaned up quickly thanks to the community effort.

DISCUSSION: It was noted that the old wood pile at Werner's property remains and that rodents have been seen there. Attempts at cleaning up the pile were made last season but a second follow up request seems warranted at this time. No further discussion.

f) Annual Meeting Preparation (Group Discussion)

The Annual Meeting is scheduled for June 20, 2026 at Keith and Lori Knutson's place. Coffee and donuts will be available starting at 10:30 AM.

- Keith has already set up chairs and will not need additional help this year.
- LaDona Malachowski will provide the coffee maker.

Meeting Adjourned at 8:45 PM by President Knutson

EXHIBIT A

Current Dock List – Effective June 15, 2026

The full detailed Dock List is available on the Association website or by request from any board member.