

Garrison Creek Cottage Owners Association

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; and Association Member and former VP, Marty Malachowski. Dock Committee members, Rolly Ackerman and Brenda Tangedahl – both absent.

CALL TO ORDER

- **Time:** 7:00 PM
- **Opening Remarks:**
 - No Introductions required.
 - No announcements or guests.
 - Additional agenda items are found under New Business (items 8 and 9).

APPROVAL OF MINUTES

- **July 24, 2025:** **MOTION** to approve by LaDona Malachowski, seconded by Steve Hartman. Carried.

DISCUSSION: No further discussion.

TREASURER'S REPORT

- **Presented by:** LaDona Malachowski
- **Details:**
 - Association checking account balance: \$29,515.72.
 - Savings account balance: \$8,423.24 (same as June 30, 2025).
 - A couple members remain with outstanding dues.

MOTION: MOTION to approve by Steve Hartman, seconded by Deb Keller. Carried.

DISCUSSION: No further discussion.

OLD BUSINESS

- **Items set here as reminder – see prior meeting minutes for details:**
 - Fall Shoreline spraying.
 - Website updates.
 - 4th of July Parade Recap.
 - Friese Addition update.
 - AirBNB Discussion.
 - Dust Control Discussion.

DISCUSSION: Closed Old Business Items set here for reference only. See Prior Meeting Minutes for detail.

NEW BUSINESS

1. **Shoreline Spraying:** The shoreline will be sprayed in the Fall; outsourced to Dave for the approximate same timeframe as previous years and to be done around frost for effectiveness. Members with lake front properties who will be spraying can access the necessary Pesticide Application Record to apply online and to track the request status. The Form can be found under the Regulatory Request System at the website rrs.usace.army.mil/rrs .
2. **Friese Addition Update:** Keith contacted Chad Effertz. LDA initially approved, but COE contact (Josh Gromley) transferred. Chad unaware of new contact. Chad recommended to follow up with Josh Gromley to identify new contact.
3. **Website Updates:** Deb to upload to the website 4th of July Parade pictures once received from Tom. No other updates.
4. **Dock List Updates:** One final reminder to be sent before considering next eligible member. Dues must be paid by June 15 annually to maintain eligibility.
5. **Snow Fence:** Portion of snow fence damaged, needs replacement. Recommended installation in late September or early October. Keith to send notice for volunteers.

MOTION: LaDona MOTIONED to approve the purchase of 300 ft of replacement snow fence, seconded by Tom Magnuson.

DISCUSSION: No further discussion.

6. **Dynamite Bay and Freeway Spraying:** Contracted for shoreline spraying, including Dynamite Bay and Freeway.
7. **Annual Dues Update:**
 - A few outstanding membership dues remain outstanding. Keith to contact.
8. **Added Agenda Item - Public Boat Dock:**
 - Public dock uneven, cause to be investigated. Silt removal bill sent to Bob Froehlich on July 11, payment pending.
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9. **ADDED Agenda Item – AirBNB Discussion:**
 - Original covenants (Lots 1-21) restrict to personal use only. Keith to follow up with Sheldon Smith.

Adjournment

- **Time:** 8:00 PM