

Garrison Creek Cottage Owners Association Board of Directors Meeting

May 22, 2025 at (Marty and LaDona Malachowski's 1279 41X Ave NW)

Meeting Time: 7-9 pm

BOARD MEMBERS and DOCK COMMITTEE MEMBERS PRESENT: President, Keith Knutson; VP, Marty Malachowski; Treasurer, LaDona Malachowski; Secretary, Deb Keller; Tom Magnuson, Member at Large.

DOCK COMMITTEE MEMBERS: Rolly Ackerman (absent) and Brenda Tangadah (absent)

OTHER ASSOCIATION MEMBERS PRESENT: None.

I. CALL TO ORDER: President Keith Knutson called the meeting to order at 7:10 PM

1. OPENING MEETING REMARKS:

a) **INTRODUCTIONS:** None.

b) **ANNOUNCEMENTS:** None.

c) **SPECIAL GUESTS:** None.

d) **CALL FOR AGENDA ITEMS:**

- Items added to agenda include New Business items I, j, k, and l as seen below and identified with "***".

II. APPROVAL OF THE MINUTES: Copies of the August 22, 2024 Meeting Minutes were distributed.

MOTION: Marty Malachowski motioned to approve August 22, 2024 Meeting Minutes as presented. Tom Magnuson 2nd the motion. All in favor. Motion Carried.

DISCUSSION: No further discussion.

III. TREASURER'S REPORT: LaDona reported that the Association checking account current balance was \$26,926.08 and the Association savings account balance was \$8,421.14 as of March 2025.

MOTION: Tom Magnuson motioned to approve the Treasurer's Report as presented. Marty Malachowski 2nd the motion. All in favor. Motion Carried.

DISCUSSION: No further discussion.

IV. Old Business – For Reference only. See Prior meeting minutes for details.

- Air B&B Discussion
- Dock list update
- Website Discussion
- Freeway, Dynamite Bay Stairway Maintenance
- Culvert by Heidt's
- Shoreline Spraying
- Snow Fence
- Weeds along ditch bank on 13th St

DISCUSSION: No further discussion.

V. New Business:

a) Annual Meeting Discussion

- General review and planning for the upcoming June 21, 2025 annual meeting event was conducted. Each board member or committee member's assigned tasks and/or speaking duties for on the day were reviewed and agreed upon. Up for election include Vice President, Secretary and Member at Large.

b) Freeway, Dynamite Bay stairway maintenance

- Marty will lead discussion at annual meeting regarding maintenance of both stairways and the freeway as well as snow fence installation/removal update

c) Shoreline spraying

- Keith noted that there was no spraying done in the spring of 2025. Members can't spray on the shoreline but otherwise is ok. Keith will lead discussion at the annual meeting on this topic.

d) Ditch mowing

- Keith and Marty will lead discussion at annual meeting regarding this topic.

e) Website update

- Deb will lead discussion at annual meeting regarding this topic.

f) Dock list update:

- Dock Committee members, Rolly and Brenda, will lead discussion at the annual meeting on this topic.
- It was announced that a new request to be added to the dock waiting list has been received by Jordan and Tasha Nelson.

MOTION: Marty Malachowski motioned to approve adding Jordan and Tasha Nelson to the current dock waiting list. Tom Magnuson 2nd the motion. All in favor. Motion Carried.

DISCUSSION: There has been some other turnover on the dock list. Marty will forward the updated dock list with changes to Dock Committee members for their reference and use at the annual meeting.

g) Shoreline walk through

- Keith reviewed with all present that the shoreline walk through is scheduled for June 16th at 10 AM. An email was sent out to that effect previously and attendance by members was encouraged. The shoreline walk is conducted each year and is a mandatory requirement by the Corp to ensure compliance with their rules and regulations pertaining to the shoreline and use of the same. Keith will send out follow up email to the membership in the near future on this topic as well as multiple other topics to include information regarding dock licenses and their placement on docks, driving on the shoreline, and pending boat registration numbers those it is applicable to.
- Keith will lead discussion at the annual meeting on these topics.

h) 4th of July Parade and additional Items brought to the meeting

- Tom Magnuson will lead discussion at the annual meeting on this topic.
- Tom noted during this meeting that the parade route will change some. Refreshments at the end of the parade route will again be provided to all parade participants by the Magnuson's.

i) ** Blading of road

- It was noted this was a topic from last year but it is still of interest to the membership and so will be re-visited at the annual meeting. Keith will lead discussion on this topic at the annual

meeting.

- j) ** Removal of sediment from public boat ramp and Game and Fish
 - Marty updated all in attendance that he had recently sent email communication to representatives for both the Corp of Engineers (Nathan Busche) and the Game and Fish Department (Bob Frohlich) advising that Garrison Creek Cabin boat ramp will require sediment removal for the months of last week of May, June and August. The sediment will be removed to the edge of the parking area to dry out and be dispersed over the parking area at a later time.
 - Marty has completed and submitted to the COE and cc'd Game and Fish the necessary Application for Department of the Army Permit in relation to the same. A copy of which will be included with these MINUTES.
 - Marty will lead discussion at the annual meeting on this topic.
- k) ** Move to the use of Email / digital communications over the use of US MAIL
 - Add to the annual meeting agenda discussion surrounding the topic of using digital communications and email more and getting away from using regular US Mail for communications with membership.
 - Deb will lead discussion at the annual meeting on this topic at the annual meeting.
- l) ** Use of a message board near the Garrison Creek Cabin Site sign at the entrance of the subdivision
 - Can be used to advertise to members important dates and information as needed;
 - No objections were heard and it was generally agreed to by those present. More discussion may be had at a later date.

DISCUSSION: No further discussion.

Meeting Adjourned at 8:30 PM.