

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 Member Guest, Marty Malachowski. Dock Committee members, Rolly Ackerman and Brenda Tangedahl – 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 H and I).

APPROVAL OF MINUTES

- **June 19, 2025:** **MOTION** to approve by LaDona Malachowski, seconded by Steve Hartman. Carried.
- **June 21, 2025:** **MOTION** to approve by LaDona Malachowski, seconded by Steve Hartman. Carried.

DISCUSSION: Keller will correct some misspelling of names or missing information in minutes as provided by the board at this meeting and the upload them to the website.

TREASURER'S REPORT

- **Presented by:** LaDona Malachowski
- **Details:**
 - Association checking account balance: \$29,415.72.
 - Savings account balance: \$8,423.24 (as of June 30, 2025).
 - Update on three (03) pending and outstanding members' dues.

MOTION: Approve report by Deb Keller, seconded by Steve Hartman. Carried.

OLD BUSINESS

- **Items set here as reminder – see prior meeting minutes for details:**
 - Shoreline walk-through.
 - Dynamite Bay and Freeway stair maintenance.
 - Mowing on 13th Street.
 - Shoreline spraying.
 - Dock waiting list discussion.
 - Annual meeting discussion.

MOTION: Close old business by Steve Hartman, seconded by Deb Keller. Carried.

NEW BUSINESS

1. **Annual Meeting Recap:** No changes needed to format; good participation and attendance noted.
2. **Fall Shoreline Spraying:** Scheduled for the same timeframe as previous years, advised to work around frost for effectiveness.
3. **Website Updates:** Deb to upload June 19 and June 21, 2025, meeting minutes and any pertinent supporting documents. No other updates.
4. **4th of July Parade Recap:** Successful event; thanks to the Magnuson's for their efforts.
5. **Friese Addition Update:** On hold due to COE staff change (Josh departed). Keith Knutson to follow up with Josh for new contact.
6. **Dock List Discussion:** No changes since annual meeting. Andrew Gessner to be added upon receipt of paperwork (fee paid June 21, 2025). Discussed the dock list again for next eligible member(s) for pending dock permit.
7. **Airbnb Discussion:**
 - Attorney reviewed original covenants (Lots 1-21, Quitclaim Deed No. 233263), confirming prohibition of commercial rentals (e.g., Airbnb) for private recreational use only.
 - Shoreline Management Document also prohibits commercial rentals, with potential dock permit loss as recourse.
8. **Dust Control Discussion:**
 - Keith discussed magnesium chloride use with Douglas Bay Association (\$8,400 cost).
 - Concerns raised about residue on boats/vehicles. Keith to research pros/cons and alternative products.
9. **COE Permit for Silt Removal:**
 - Permit granted for public boat ramp silt removal (Marty Malachowski).
 - ND Game and Fish to cover 75% of costs (no work in April due to fish spawning).
 - Dock damage noted; photos to be sent to Bob Froehlich for 75% reimbursement.
10. **CRP West of Subdivision:** Potential fire hazard; Keith to discuss with Corey Behliss and landowners for solutions.
11. **Debris Piles in Subdivision:** Rodent issue noted (three rats seen). Discussion planned with responsible member(s) to address.
12. **Circle Sanitation:** LaDona to provide updated membership list for garbage service.
13. **Warren Gessner's Membership Fee:** **MOTION** by Steve Hartman, seconded by Deb Keller, to cover Warren Gessner's annual fee in recognition of his volunteer time and ongoing maintenance work for the cabin site. Carried.

Adjournment

- **Time:** 8:00 PM