

Garrison Creek Cottage Owners Association Board of Directors Meeting

August 22, 2024 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 PRESENT: Rolly Ackerman and Brenda Tangadahl.

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:**

i. Marty requested an additional agenda item RE: August 19, 2024 Letter from Garrison Diversion in relation to the new stairs in Dynamite Bay; and

ii. Rolly requested an additional agenda item to continue discussion regarding the Friese addition LDA.

DISCUSSION: No further discussion.

II. APPROVAL OF THE MINUTES: Copies of the July 18, 2024 Meeting Minutes were distributed.

MOTION: Brenda moved to approve the July 18, 2024 Meeting Minutes as presented. LaDona 2nd. All in Favor. Carried.

III. TREASURER'S REPORT: LaDona announced that she has received the dues from new member, Kathleen Neufeld and that she has a couple more deposits to make. The checking account balance is currently \$30,890.51 and the savings account balance is \$8,400.79.

No further discussion.

MOTION: Marty moved to approve the Treasurer's Report as presented. Tom 2nd. AIF – Carried.

IV. OLD BUSINESS:

a) **Annual Meeting recap and discussion - All:** N/A.

b) **Airbnb discussion:** See New Business below for ongoing discussion.

c) **Garrison Creek bylaws discussion - Keith:** N/A.

d) **Corps email and complaints received regarding the management of the dock list:** N/A.

e) **Dock list updates and approvals/Dock Signs – Rolly, Brenda:** See New Business below for updates.

f) **Friese Addition LDA – Chad Effertz conversation – Keith:** See New Business below for updates.

g) **Website discussion – replacement for Rolly:** See New Business below for updates.

h) **Hand Holds on dock at the boat landing – All:** N/A.

V. NEW BUSINESS:

- a) **Airbnb discussion:** Ongoing discussion was had regarding some concerns from the membership regarding the public advertisement(s) and renting of properties to the public by some GCCS members and if any action can or should be taken by the GCCS Board in the absence of the willingness of McLean County States Attorney, Ladd Erickson and/or the Director of Tax Equalization, Todd Schreiner, to take any action.

Keith reported that he had contacted Sheldon Smith to gain his opinion on the matter. It was determined that Sheldon would like to review an “old section – cabin site” abstract (applies to those 20 original lots) as well a “new section – cottage site” abstract specifically for language that may speak to the matter. Sheldon wondered if the old abstract may have language similar to “.... *must be cottages...*” and/or the new abstract may contain language similar to “.... *only can be used as cottages*”. Other board members said they did not recall seeing language to that effect during their previous reading(s) of the two distinct abstracts.

It was noted that language exists within the Corps Shoreline Management Plan that speaks directly to the use of permitted docks; specifically stating that individual docks or community docks are solely for the use of the identified individual(s) on the permit and are not to be rented or loaned out. Therefore, the Corp or the Association may revoke a dock permit pursuant to the applicable shoreline management plan if the dock is being rented out commercially through platforms like Airbnb as it is considered a violation of the permit conditions.

Rolly said he has copies of both Abstracts and offered to lend them to Sheldon for his review.

Keith noted that there had not yet been any discussion between himself and Sheldon regarding potential fees to Sheldon for his time and/or to provide his opinions. Keith said he’d provide the board updates if/when that may change.

- b) **Dock List Update – Rolly and Brenda:** It was reported that one new application from the Fries Addition (Garrison West) for a dock permit was received from Kathleen Neufeld on August 19, 2024.

Marty MOTIONED to approve Kathleen Neufeld’s dock permit application(s) and to add her to the Dock Waiting List. Tom 2nd the MOTION. AIF – Carried.

DISCUSSION: LaDona mentioned that there is only one \$100 pending dock permit payment at this time in relation to the permit for Janelle Butler. Keith did speak to those member(s) and the payment is expected very soon. See the added agenda item below “Fries Addition LDA” for further discussion relating to Dock List business.

- c) **Website Discussion – Rolly and Deb:** Rolly had sent the Association website login credentials, to include user name and password, to Keith for him to pass to Deb who has agreed to take over the maintenance of the website from Rolly. Keith did then during the meeting forward the same to Deb for her use in accessing the website for maintenance purposes. The website is current with the only exception being these pending meeting minutes and any supporting documents. Deb will acclimate herself and if she has questions, she will reach out to Rolly.

The board asked Rolly to submit for reimbursement any expenses he has incurred for the website creation and maintenance; however, he declined to accept any reimbursement. Deb was informed that the website incurs two charges; one annual and one monthly fee. The bills / statements will be

forwarded to Deb who will ensure timely payment of the same and who can then periodically submit an expense report to the Treasurer for reimbursement. No further discussion.

- d) Freeway, Dynamite Bay Stairway Maintenance – Keith & Marty:** It was discussed and agreed that the new stairs in Dynamite Bay will not be treated, stained, or painted until next year after they have cured. It was also agreed that maintenance for the old stairs can wait and be done at the same time as the new Dynamite Bay stairs; likely in or around May or June 2025. Additional discussion was had regarding the large rock that serves as the last “step” on the Dynamite Bay stairs. It was agreed that erosion has washed some of the dirt away and the rock may need to either be removed and replaced or another remedy will be necessary. It was agreed to leave the rock in place but to add another step below the rock as the solution. Marty will look into sourcing the material needed and will build it. Lastly, Keith said he would be spraying weeds around the stairs. No further discussion.
- e) Culvert by Heidt’s - Keith:** Keith said Corey from the Township will look at the culvert and wants to also look at Nathan Smith’s culvert as it is likely that it needs some attention. No further discussion.
- f) Shoreline Spraying - Keith:** Keith talked to “David” to schedule the shoreline spraying and said we are on the list. No further discussion.
- g) Snow Fence - Keith:** It was discussed that some additional snow fence should be added as it offers good control where crops are getting cut low. A tentative time frame for when that may be done is on or around the middle of October. More information will be forthcoming. No further discussion.
- h) Winter Snow Removal – Jason Schumier – Keith:** Keith said he approached Jason Schumier for snow removal services again this year. He said he should be available and Keith asked for him to put the Association down for service again this year. No further discussion.
- i) Weeds along ditch bank on 13th St. - Keith:** Keith will visit with Corey to determine who/how to address. No further discussion.
- j) Other agenda items:**

 - a. ADDED AGENDA ITEM: Garrison Diversion Letter dated August 19, 2024 – Marty:** Marty provided a copy of the August 19, 2024 Letter from Merri Mooridian of the Garrison Diversion organization as sent to the County which documents payment in the sum of \$613.43 which is to be credited to the recreation grant program request for the construction of the public stairs at Dynamite Bay. The project is complete and the remaining funds of \$1,004.57 will be returned to the matched recreation grant program for future distribution. A copy of the letter will be uploaded to the GCCS website for reference. Marty went on to say that if any other Association projects are in mind now or in the future he could apply for another grant. We all thank Marty for his work in securing the grant and for the time and effort he and others contributed to see the project to completion. The stairs are beautiful and a wonderful enhancement for the subdivision that will be enjoyed for many years.

DISCUSSION: There was additional discussion regarding the possibility of using magnesium chloride on the road coming into the subdivision to control dust. Keith mentioned he had visited with Alan Zimmerman who had used H&P Trucking to spread it on the Douglas Bay area roads. The cost was \$1.15 a yard(?) or \$.75/ft. It was estimated to cost about \$8,000 to do 2 miles. He advised that if our Association is interested that a best contact person is Henry Erber (sp?). A few board members said there is some concern with use of that product as it can cause the roads to become slippery and it is hard to clean from vehicles and causes a mess in garages.

Rolly said he would speak to Steve Aberle and ask what material they use as it is probably different. It is also likely more expensive but he will ask how it performs and if there are any complaints or drawbacks regarding possible residue left on vehicles, etc. No further discussion.

- b. ADDED AGENDA ITEM: Friese Addition LDA – Rolly:** Rolly asked if there were any updates regarding the Friese Addition and their pursuit in obtaining their own LDA. Rolly noted that this would allow for movement in the GCCS dock permit waiting list as a few people from the Friese Addition who are currently on the GCCS dock permit waiting list or who have already been assigned permits under the GCCS permit allotment would then move to the Friese Addition LDA thereby shortening the current waiting list and freeing up some of the those permits already allocated. Without it, the GCCS dock permit waiting list risks remaining stagnant. Keith said there were no further updates from Chad Effertz. Keith called the Corp and talked to Josh who said the paperwork was started. Keith asked about Pleasant Point and Josh said he had not heard anything regarding Pleasant Point. No further discussion.

- k) OTHER DISCUSSION:** It was noted that the board is not scheduled to meet again until June 2025. LaDona suggested that the board members consider getting together, at least informally, in May of 2025 just to get re-acclimated before the June meeting. If it is decided to do this, Keith will send an update to the board members in the spring.

Meeting Adjourned at 8:30 PM.