GCCS BOARD OF DIRECTORS MEETING MINUTES

July 16, 2026

Location: Keith and Lori Knutson's Home, Garrison, ND
Time: 7:00 PM – 9:00 PM
Attendees: Board members – Keith Knutson (President), Steve Hartman, Jordan Nelson (Treasurer), Deb Keller (Secretary), Brenda Tangadahl.

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

1. Opening Remarks

- **a) Introduction:** Keith Knutson announced that Jordan Nelson is taking over as Treasurer for LaDona Malachowski after being elected at the 2026 Annual Meeting.
- **b) Announcements:** None.
- **c) Introducing Guests:** None.
- **d) Call for Agenda Items:** None heard.

MOTION: Steve Hartman moved to approve the agenda as presented. Jordan Nelson seconded. Motion carried.

2. Approval of the Minutes: June 18, 2026 Board Meeting Minutes were presented.

MOTION: Steve Hartman moved to approve the June 18, 2026 minutes as presented. Jordan Nelson seconded. Motion carried.

3. Treasurer's Report: Jordan Nelson presented the report. Checking balance: $30,340.71; Savings: $8,431.67 as of the date of the meeting. He noted a couple hundred dollars more pending deposit.

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

DISCUSSION: Keith presented the updated 2026-2027 Annual Budget with amendments as approved by the membership at the 2026 Annual Meeting, including a capped amount of $15,000.00 for the potential boat ramp widening project and any associated costs.

Discussion continued regarding the potential for investing association funds into safe, short-term investment vehicles in order to earn interest income instead of the funds sitting idle. Discussion revolved around potential CDs, Treasury Bills, and what would serve the Association best. Jordan Nelson offered to look into the best option.

MOTION: Steve Hartman moved to approve as presented the amended 2026-2027 Annual Budget post-membership updates at the 2026 Annual Meeting. Jordan Nelson seconded. Motion carried.

MOTION: Steve Hartman moved to approve the investing of $15,000 from the Association checking account into CD(s) with the greatest interest income potential and with duration(s) not to exceed 6 months as will be determined by Jordan Nelson. Deb Keller seconded. Motion carried.

4. Old Business:

- **a) 4th of July Parade:** Continued in New Business a.
- **b) Boat Landing Update:** Continued in New Business b.
- **c) Boat Dock Update:** Continued in New Business d.
- **d) Shoreline Walkthrough – June 17, 2026:** See prior meeting minutes. No further discussion.
- **e) Annual Meeting Discussion:** Continued in New Business c.

5. New Business:

a) 4th of July Parade Recap: Keith recapped the parade, noting attendance was high and it was an excellent event. Much thanks to the Magnusons for hosting and managing the event. No further discussion.

b) Boat Landing Update: Keith advised that Levi Jacobson called him prior to the meeting and provided a status update. The Association's application requesting approval for the project has been submitted and acknowledged by Game and Fish and is currently pending committee for consideration. At this point the Association is waiting to hear if it will be approved. No further discussion.

c) Annual Meeting Discussion / Annual Dues Increase: Keith gave a recap of the Annual Meeting. Attendance was very good; he believes the reminder text may have contributed to the good attendance. Others added that word had traveled that discussion regarding the potential boat ramp project would occur and also contributed to increased attendance. Keith stated he would send an email to everyone to specifically communicate the annual membership fee increase that was approved by membership and which will take effect with 2027 membership dues. No further discussion.

d) Boat Dock List Update: A new boat dock list effective July 16, 2026 was provided by Rolly Ackerman prior to the meeting. It is proposed that Andrew Olson be assigned to Group Dock #29. Also, a new request to add Josh and Meghan Gendron to the dock waiting list as of June 28, 2026.

MOTION: Deb Keller moved to approve Andrew Olson's permit being granted and assigned to Group Dock #29. Jordan Nelson seconded. Motion carried.

MOTION: Jordan Nelson moved to approve adding Josh and Meghan Gendron to the dock waiting list effective June 28, 2026. Steve Hartman seconded. Motion carried.

DISCUSSION: Keith also stated that each dock owner is required to carry liability insurance for their respective dock and that the Association must be named as an additional named insured on the policy. Evidence of the same must be provided to the Association. It was agreed that Jordan Nelson will talk to the prior Association Treasurer, LaDona Malachowski, to be brought current on that task and the tracking of all related and pertinent information. No further discussion.

e) Flag Pole on the South Point: Keith talked about the potential of adding a flagpole and American flag on the South Point by Dynamite Bay. All agreed it would be a great place and believed it would be well received by all. Concern about weather and the need for it to be able to sustain high winds was voiced. Jordan Nelson said he would look into costs to purchase an adequate pole and flag and any other associated costs and report back at the August 2026 meeting.

MOTION: Steve Hartman moved that Jordan Nelson research costs associated with placing a flagpole and flag at the South Point by Dynamite Bay and report back at the August meeting. Deb Keller seconded. Motion carried.

f) Monthly Mowing of 13th St Ditch: Keith stated that no one volunteered to assume mowing the 13th Street ditch for the month of July but that Gary Larson has been doing it. As a reminder, Jordan Nelson has volunteered to take the month of August. No further discussion.

g) Kenner Home: Keith mentioned that he had been contacted by the attorney representing the Kenner estate to understand any or all impact to the property stemming from the HOA, if any, as they prepare to auction the Kenner home. There was nothing to add or provide the attorney from the HOA perspective. The home is currently pending appraisal and the estate is seeking fair market value. No further discussion.

Meeting Adjourned at 8:30 PM by President Knutson.

EXHIBIT A

Current Dock List – Effective July 16, 2026

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