

# Garrison Creek Cottage Owners Association Board of Directors Meeting Minutes

**Date:** June 19, 2025  
**Location:** Marty and LaDona Malachowski's, 1279 41X Ave NW  
**Time:** 7:00 PM – 8:40 PM

## 1. OPENING REMARKS

- INTRODUCTIONS NONE
- ANNOUNCEMENTS NONE
- GUESTS NONE
- ADDITIONAL AGENDA ITEMS See (g) OTHER below

## 2. APPROVAL OF MAY 22, 2025 MINUTES

**MOTION:** Marty Malachowski moved to approve; LaDona Malachowski seconded. Motion carried unanimously.

## 3. TREASURER'S REPORT

- LaDona Malachowski reported balances: \$8,421.14 (savings), \$27,326.08 (checking), totaling \$35,747.22 as of March 31, 2025.

**MOTION:** Deb Keller moved to approve; Marty Malachowski seconded. Motion carried unanimously.

- **DISCUSSION:** Some members' annual fees remain unpaid; reminders to be given at the Annual Meeting. Keith or LaDona will contact non-payers by phone post-July 1, 2025. Instead of cash payments for mowing/maintenance services, thank you cards will be used, except for Roger Benedickson and Patty Friese, who will each receive a \$100 Cenex prepaid card plus a thank you card.

**MOTION:** Marty moved to provide \$100 Cenex cards and thank you cards to Roger Benedickson and Patty Friese; Deb Keller seconded. Motion carried unanimously.

## 4. OLD BUSINESS

- Topics (Annual Meeting prep, Freeway/Dynamite Bay stairway maintenance, shoreline spraying, ditch mowing, website updates, dock list updates, June 16 shoreline walk-through, 4th of July parade) served as reminders. No further discussion (see prior minutes).

## 5. NEW BUSINESS

a. **SHORELINE WALK THROUGH (June 16, 2025):** Key COE findings to be shared at Annual Meeting:

- Maintain 6 ft un-mowed barrier between cabins and COE land.
- Remove shoreline garbage; ensure dock licenses are displayed on docks, not posts. Keith to assist non-compliant members.
- Improve weed control on some shorelines.
- Add gravel ramp to Dynamite Bay steps for accessibility (Marty to order gravel).

- Trim trees/hedges near COE markers for visibility.
- Update one electrical box; affected member to be notified.

b. **DYNAMITE BAY AND FREEWAY MAINTENANCE:** Marty, LaDona, and Keith applied Thompson Water Seal to stairways. No further discussion.

c. **13<sup>TH</sup> STREET MOWING:** Keith and others reduced mowing area to half (up to Pleasant Point sign/power box) to allow farmer haying. Keith to inform Gary of the change. No further discussion.

d. **SHORELINE SPRAYING:** Planned for Fall 2025. No further discussion.

e. **DOCK LIST:**

**MOTION:** Rolly moved to remove Greg and Joanne Haugland from the dock waiting list per Joanne's request; LaDona seconded. Motion carried unanimously.

- **DISCUSSION:** Updated dock list (effective June 20, 2025) reflects Haugland removal and addition of Jordan and Tasha Nelson. An upcoming opening may allow the next waitlisted member to receive a dock permit, pending agreement with community dock sharers. Future movement expected to be slow.

f. **ANNUAL MEETING PREPARATION:** General discussion on meeting flow. No further discussion.

g. **OTHER:**

- **STOP SIGN REQUEST:**

**MOTION:** LaDona moved to request a stop sign to replace the yield sign at Larson Corner (43rd Ave. and 13th St.); Marty seconded. Motion carried unanimously.

- **AIRBNB RENTAL ACTIVITY:** No current issues, but non-compliant commercial renting risks COE dock permit loss. Legal advice to be sought if issues arise.
- **BOARD MEETING DATE CHANGE:** July 17, 2025, meeting rescheduled to July 24, 2025, due to Keith's conflict. All agreed.

**MEETING ADJOURNED: 8:40 PM**