



Board Meeting Minutes - November 12th, 2025

Attendees

Gretchen Peterson, President
Amy Volkmann, Vice President
Vickie Fugazzotto, Treasurer
Barb Berken, Secretary - **Excused Absence**
Carin Tio, Director
Terry Anderson, Director
Jesse James, Director

Meeting Call To Order:

Meeting Called to Order 7:00 pm

Approval of Previous Meeting Minutes:

Approval of October 8th, 2025 Board Meeting Minutes:

Motion:	Motion made by Amy Volkmann to approve the previous month's minutes.
Second:	Carin Tio
Discussion:	None
Action:	Motion Passes

Officer Reports


President Report:


None



Treasurer Report:

1. Vickie gave a report of operating expenses, budget reporting and balances in the bank accounts. Mail budget is over allowed due to additional elections in 2025.

 Budget vs Actual Oct 2025.pdf

 CashFlow Statement OCT 2025.pdf

2. Budget discussion for 2026
 - a. Develop budget
 - b. Itemize contracted maintenance items
 - c. Plan for additional project items for common area improvements
3. Reconciled the bank deposits since January to the Property Owners Master List.
 - a. Identified unpaid dues, discrepancies in payments and duplicate payments for 2025. Below is the summary:
 - i. Total # of Lots - 386
 - ii. Unpaid 2025 Dues - 7
 - iii. Duplicate Payments - 2
4. Prepared 2025 1099 statements - ready to be mailed and filed with IRS before December 31st, 2025.
5. Sent accounting records to tax accountant - awaiting completion of 2025 1120 H federal return to be filed by January 15th, 2026.
6. Prepared the forecast through March 2026.
7. Draft of 2026-2027 budget.

Secretary Report:

Excused absence

Agenda Suspended:

Motion:	Motion made by Jesse James to move into closed session to review confidential member matter.
Second:	Carin Tio
Discussion:	None
Action:	Motion Passes



New Business

1. The president will pay all bills received while the treasurer is out over the holiday months.
2. Cameras at Lakefront for Winter Months:
 - a. Skypoint: Will end full subscription Nov 20th and will return to full subscription in spring when the park opens.
3. Amy Volkmann closes gates for the winter months.

Old Business:

1. Fall Newsletter
 - a. Still intend to get this out to property owners
2. Requesting Terry's bio for website
3. Gate Key Pad
 - a. American Fence to replace - \$1650.00
 - b. [Lakewood AK-11 Replacement.pdf](#)

Motion:	Motion made by Jesse James to approve the cost of replacing the AK-11 keypad for the electronic gate at the cost of \$1,650.00
Second:	Carin Tio
Discussion:	Would like to see hard estimate, Barb is absent and has the estimate
Action:	Motion Passes

4. Terry Anderson brought up that the keypad accessibility is hard to reach
 - a. Replace or move the yellow bollards
5. Fencing - chain link to fix up around the property
 - a. Discussed install and estimate
6. Keep on the Old Business to have early discussion for consideration of dues increase. Concerns around the multiple years consecutive of dues increase without identifying need for additional costs.

Lakefront Needs (ongoing agenda items):

1. Fall and Winter Plan for Lakefront
 - a. Remove dock - Docking Solutions - COMPLETE
 - b. Remove buoys and noodles - COMPLETE
 - c. Purchase swim ropes over winter to replace the disintegrating wire cables



- d. Dredging the boat launch over winter
- e. Permit needed for removing grass on north side of beach over winter
- f. Plan to move dock to launch for 2026 - apply for DNR Shoreline Permit
- g. Research the potential to extend launch to accommodate a deeper and longer launch for all watercraft to use
- h. Stairs - fix sides and steps
- i. Fencing - chain link to fix up around the property
- j. Permanent sign - the wood one is going to need be replaced in the future

Adjournment:

Motion:	Motion made by Carin Tio to adjourn.
Second:	Vickie Fugazzotto
Discussion:	None
Action:	Motion Passes

Meeting adjourned at 8:00 pm

Submitted by:
Amy Volkmann
Lakewood POA Vice President
Secretary Excused Absence