

The Village at Izatys Association, Inc.

Board of Directors Meeting

Saturday, December 1, 2018

Association Offices

8478 Par Five Dr.

Onamia, MN 56359

The meeting was called to order by President Michelle Baringer at 10:31 a.m. In attendance were Board Members Kim Knickerbocker, Roger Swanson, Cathy Shuman, and Randy Hoversten. Also in attendance were Ad Hoc Committee members Cal TenEyck and Carl Schwanbeck. Board Members not in attendance were Ron Zappa and Brent Wessman. Representing Narveson Management was President Neal Narveson, Amy Parkin and Joan Lewis

The minutes from the October 3, 2018 Board of Directors meeting were approved unanimously.

**Izatys Resort**

Kevin Mullarky informed the Board of Izatys’ status. The resort will have snowmobile rentals this year, a second plow truck was purchased, the ice rink will be open again, and they will have 3 ice houses to rent for ice fishing. December 17th the resort will add 2 new golf/hunting simulators to the bar/ restaurant area. The resort is now a designated Polaris Adventure Center.

Kevin also requested that himself and Neal maybe have joint marketing meetings occasionally so that the resorts can work together to maximize occupancy and revenue. Neal agreed this was a good idea.

**Committee Reports**

Finance Committee

Kim briefly reviewed the October and 3rd quarter financials. There was an overage in refuse, gas, and electricity due to higher occupancy.

The rental program is doing well with a projected income thru the end of the year of $58,000 in additional rental income.

Joan will follow up on housekeeping costs YTD versus Budget and will check postage costs for 3rd quarter. She will also check on what was pushing real estate taxes to be over budget by $64,000.

Policy Committee

There was discussion within the Board regarding the various committees. Cathy suggested that each committee meet prior to each Board meeting for discussion to be shared with the Board at the meeting.

Randy made a motion to change the Board’s policy requiring only 2 regular board meetings per year in addition to the annual board meeting, Jim seconded the motion. Approved unanimously.

**Action Item: Amy will email Cathy a copy of the policy manual for other recommended changes to be made.**

**Action Item: Amy will update the meeting date schedule to reflect combining the April and July board meetings into one meeting on June 1,2019.**

**CGVI Committee**

Neal stated the next CGVI meeting is scheduled for January 9, 2019. The Association staff continues to work on title searches to provide information to Dick Hawke’s Law Office. The goal is still to try to get available inventory moved from CGVI to the two resorts.

**Property Management Report**

All action items from the October meeting have been completed. All capital projects were put on hold to help keep costs down thru the end of the year unless they were necessary. Management is working on reserve studies to assist in this planning.

**Old Business**

There was discussion regarding deed back policy and it was determined that NMI will handle them on a case by case basis. Michelle asked that the Board be notified as these hardship situations develop and action is taken so the Board can monitor the scope of these situations and how the action is working for the good of the Association.

**Action Item: Add deed back discussion to each agenda in the future.**

**New Business**

The Policy Committee will also look at deed back policies to see if anything can be developed to help, but policies for deed backs may have to continue to be handled case by case.

The meeting was adjourned at 12:09pm.