

The Village at Izatys Association, Inc.

Board of Directors Meeting

Saturday, June 3, 2023

Association Offices

8478 Par Five Dr.

Onamia, MN 56359

The meeting was called to order by President Michelle Baringer at 10:51 a.m. In attendance were Board Members Roger Swanson, Randy Hoversten, Kim Knickerbocker, and Brent Wessman. And Ad Hoc Members Cal TenEyck and Carl Schwanbeck. Not in attendance were Jim Greenwalt and Cathy Shuman. Representing Narveson Management was President Neal Narveson.

The minutes from the December 3, 2022 Board of Directors meeting were approved unanimously.

The minutes from the December 3, 2022 Special Board Meeting were approved unanimously.

The minutes from the December 3, 2022 Annual Owners meeting were pre-approved unanimously.

**Izatys Resort**

Izatys Resort has said that they will be running at full operation for the summer.

**Committee Reports**

Finance Committee

Tax returns for 2022 were filed and paid.

Operating cash down $35,000 in the first quarter from last year. All past due accounts have been placed with Credit Services for collection.

Randy will compose a memo to ask minor accounting questions of Neal, LeAnne, and the finance committee. He will also review the Capital Reserve Analysis.

Utilities costs, gas, and building repairs are all up. Cleaning services are under budget.

**Action Item**—Amy will check the phone classifications and change “collections” to Credit Services International in TSW.

Receivables are approximately $1,000,000 and $690,000 being over 1 year past due, which means about 50% of the owners are paying dues.

**House and Grounds Committee**

The House and Grounds Committee toured the property and made a list of some items for management.

The new roofs on C-1 and C-2 were inspected and indicated that roof vents still need to be put in. It is recommended that 1 roof be replaced per year with C-13 and C-14 being completed within the next year.

Privacy fencing falling down, materials for replacement are on order. The 6 units that received new carpet and vinyl flooring were viewed and the committee thought they all looked great.

Siding is missing in several spots on F-buildings. The cost for total siding replacement is approximately $100,000 per building.

**Action Item—**Neal will check with the same siding crews to get bids on repairs.

Neal is trying to move forward in getting a signed Letter of Intent from a national company on assistance with fees of unsold inventory and the other management.

**Property Management Report**

Neal informed the Board that Hawke Law Group is closing. Jack and Robyn will both be going to different law firms. All CGVI files will be moved to one of the resorts or to NMI. Roger made a motion to retain Jack Austin as needed for records and registration. Randy 2nd the motion. Approved unanimously.

**Old Business**

The Association is still waiting on an updated lease agreement for new golf carts.

**New Business**

Due to changes regarding hot tub usage from The Minnesota Department of Health, hot tubs will need to be locked to all non-owner usage. There was a variety of opinions from the Board regarding options including replacing hot tubs with jacuzzi tubs vs. other purposed rooms.

The Board also wants a policy implemented regarding VRBO and Air BNB rentals, stating that no owners may conduct personal business within the Associations resort business for liability reasons.

**Action Item—**Amy will research VRBO and Air BNB for any Village at Izatys rentals listed on the sites.

Roger has updated the guest directory books placed in each timeshare.

The meeting was adjourned at 2:03 p.m.