

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, 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

Neal reported that the transfer of the money due from operating to reserves transfers were complete.

Randy will prepare a summary financial statement to include with the summer mailing to owners.

As of April 30th, the operating budget appears to be on track. It was noted that rentals were down slightly with a predicted increase over the summer months. Natural gas is over budget due to cost increases. Housekeeping was favorable due to low occupancy. Administration is on budget. The finance department is favorable due to lower real estate taxes

The goal is provide a reserve analysis report to owners at the 2022 Annual Meeting. The reserve balance is currently at approximately $300,000 due to significant progress in building the reserve account.

Policy Committee

The Policy Committee reviewed the policy manual and added “date revised” to the policy.

**House and Grounds Committee**

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

It was noted that the gates have been repaired on the C-unit dumpster buildings. Besides carpeting, tile flooring needs to be replaced in many units, wallpaper removed, and many blinds need replacement.

Neal reported that furniture orders and deliveries are approximately 30-40 weeks out. It was also suggested that $40,000 to $50,000 be spent on carpet and flooring replacements. Michelle requested that countertops be looked at too.

Randy made a motion to approve $50,000 for flooring replacements in 2022. Roger seconded the motion. Approved unanimously. With the other items that will be capitalized this year, it is anticipated that around $100,000 total will be spent from reserves.

Neal informed the Board that a lift station is needing repair/replacement and based on the sewer agreement splits, it could cost the association nearly $14,000. It is anticipated that more information will come soon from the resort.

**Communications Committee**

The communications committee would like to see more content on the Associations Facebook page. Jim reported that there are 3 avenues to reach owners; Facebook, emails, and the website.

Carl suggested sending a letter to local businesses to request information and coupons and/or discounts for our guests.

**Action Item**—Carl will draft a letter to local businesses.

**Action Item**—Amy will create a postcard to be included in the check in packets regarding Facebook.

**Property Management Report**

All action items were completed.

Siding and roofs completed on insurance claim.

Amy will gather more information on the next level SCI internet service. More will be budgeted for 2023 to include this expense.

Golf cart leases are up 50% from previous years, so 2022 was not the year to try to attempt a lease/purchase of new carts.

Neal will try to prepare a letter from The Board of Directors and Narveson Management, Inc that can be sent to owners regarding deed back requests.

**Action Item—**Management will again work on finding a new golf cart lease proposal based on 12 carts.

The meeting was adjourned at 3:52 p.m.