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**BOARD of DIRECTORS MEETING/Workshop
11/04/23
Administration Building**

Board Of Directors Meeting (Closed Session)

Called to order 9:28

Roll call:

Board Members Present:

President - Doug Allen, Vice President - Aaron Zaner, Secretary - Laura Schneider, Dave Edler, Sherri Durbin, Leanna Dalton, Kristie Plantz

Board Members Absent:

Chief Operation Manager: Paul Adams

New Business:

Agenda for BOD meeting carried forward from items not covered at the BOD meeting prior to the Annual Owners' Meeting.

- President asked for a motion to be made to present Jason Adams a certificate of appreciation for service on the Board as has been done for past Directors. Motion made, received a 2nd, motion passed.
- Waste Water treatment plant – still in the process of answering questions posed by DNR.
- Spillway update– Spillway on main lake - waiting on contractor to begin work. The creek bank below Riata Lake towards the indoor pool building is in bad shape due to flooding and erosion over time. This is contributing to a lot of silt in the main lake. We need to get this addressed prior to dredging the main lake. Both management and the BOD President have made inquiries to the soil commission and other entities, and all are receiving the same recommendations. They recommend working with a private engineering firm to develop a plan to slow the water coming out of Riata so we can reduce the erosion and the amount of silt in the main lake. Previous discussions mentioned building a retention pond. However, the amount of the ground

needed to build an adequately sized retention pond is not available. All the silt in the lake currently contributes to the issues we have with plant life in the lake as well. Management is investigating entities that may be able to take on project of this magnitude in a difficult to access area.

- E - bike policy reviewed - motion to adopt, received 2nd, motion passed. Listed in shared rules. Effective March 1.
- Condo 5 update – building has been demolished and removed. Will consider options going forward taking other needs into consideration.
- Reservation change policy – Discussion on the amount of change fee and how labor intensive the changes can be, how much time it takes to execute the changes.
- Using empty camp site policy – Use of empty campsites is permissible for a limited amount of time under condition that site will be vacated immediately upon request from occupant or management. If the site is used for parking, the driver of any vehicle parked on unoccupied camp site must be immediately available to move the vehicle. If the site is being used for recreation, participants must be immediately available to remove all belongings and vacate the site. Violators will be subject to a \$25 fine in addition to any towing or removal charges incurred. Motion made, received a 2nd, motion passed. Effective immediately.
- Owners staying with other owners on the same reservation. Discussion on amending rule to allow for limited circumstances such as ladies weekend, fishing tournament, etc. Owners may NOT have other owners as guests as a means to a) allow the resort to be accessed by an owner not in good standing, b) as a means to extend a 21-day stay, c) as a means to exceed occupancy of any rental unit, or d) as a means to exceed any limitation on the number of guests allowed by an owner or associate. Motion made, received a 2nd, and passed.
- Updating shared Rules and Regulations. – Guide books need to be final by early February to make printing deadlines. Management will submit any proposed rule changes to the Board for consideration prior to publishing.
- Update to pet vaccination policy – Management has received requests to allow pets on the resort who have been vaccinated by owner. After discussion, it was decided that in the interest of ensuring health and wellness of all animals on the resort, owners could bring either a vaccination record or a current certificate of health from a licensed veterinarian. Motion made, received a 2nd, motion passed. Effective immediately.
- New security company – discussion about how it's working. There is a lot to learn about the resort in addition to security detail since security gets a lot of questions about the resort, but it is going well.
- Handrails on Gathering Place – we plan to get them installed when weather permits
- Board member expressed that opening of the basement at the Lodge during Halloween weekend was appreciated. Several groups of owners were able to gather despite the inclement weather.

Motion to adjourn at 12:47, received 2nd, motion passed.

Minutes electronically Approved: 12/13/23

Minutes submitted by: Laura Schneider, Secretary