

# MONARCH COVE

## Okoboji Camp Owners Cooperative

15353 Harmon Lane Spirit Lake, IA 51360

**Warren Vickery**

Vice President

712-490-2950

**Jim Benz**

President

712-540-2126

**Gladys Shultz**

Secretary

712-336-8958

**Fred Shultz**

Treasurer

402-990-5375

### DIRECTORS

**Dan Bennett** – 712-490-6553, **Sandra Bowman** – 785-597-5230

**Debbie Earleywine** 402-650-1715 **Kristin Jacobi** – 402-215-7574

**Tim Kennedy** – 507-420-1227, **Mark Lemke** – 712-339-1848

**Allan Sieck** – 515-314-8807

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**NOTE:** Member Payments are to be mailed to: P.O. Box 47, Spirit Lake, IA 51360

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## MINUTES –MONARCH COVE BOARD OF DIRECTORS

### March 16, 2019

President Jim Benz called the meeting to order at 9:04 a.m. on Saturday, March 16, 2019 at the home of Secretary Gladys Shultz. Board members, officers and Committee Chairs present were: Gladys Shultz, Don Hemphill, Allan Sieck, Mark Lemke, Kristin Jacobi, Tim Kennedy, Warren Vickery, Dan Bennett, Sandra Bowman and Jim Benz. Debbie Earleywine, Fred Shultz and Rod Earleywine were not able to attend the meeting. Also present was Paul Stensland.

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President Benz asked for a motion to approve minutes of the December 15, 2018 meeting of the Board of Directors. Upon motion made by Dan Bennett and seconded by Mark Lemke, the minutes of the December 15, 2018 Board of Directors meeting were approved.

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Engineer Paul Stensland, with Bacon Creek Design, Inc., Sioux City, Iowa, was present on the conference phone to discuss the status of the Monarch Cove street repair project. Paul said that in about two weeks he will submit an amendment to the bid proposal. He said that in mid-April he will submit final plans to the board and that in early May bid proposals will be submitted to contractors. Paul said that construction will begin soon after Labor day and that the project will take about three or four weeks to complete.

The Board asked Paul to work directly with the Street Repair Committee on all issues concerning the road repair project. The members of the Street Repair Committee are: Chairman-Dan Bennett, Allan Sieck, Mark Lemke, Warren Vickery and Charles Tixier. The Street Repair Committee will keep the Board advised of all matters that require Board attention.

The Board asked Paul to specifically address whether our street repair project could resolve the water run off that is a problem for those Monarch Cove residents that are not at the top of the hill. Paul told the Board that Monarch Cove is not going to be able to resolve all water run off problems. He said to resolve as many water run off problems as possible will require the complete removal and reconstruction of most East/West streets and the construction of a storm water system along with reconstructing all 8 waterways into an open or closed storm water system. Paul said he did an analysis of the cost to remove and reconstruct most East/West streets, construct a storm water system and to reconstruct the 8 waterways into an open or closed storm water system. Paul said this would increase the cost of the street repair project by 2 to 2.5 million dollars without resolving all water run off problems.

After discussion it was agreed that the Board and Paul would schedule a meeting for members of Monarch Cove to attend to review the street repair plans and to discuss their concerns. This meeting will be scheduled when the street repair plans have been about 90% finalized. The purpose of this meeting is to allow members that attend the meeting a chance to discuss his/her drainage concerns with the Engineer, the Street Repair Committee and the Board. Notice of the date, time and location of this meeting will be sent to members by email. Those members that are not able to receive email will be notified of the meeting by regular mail.

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Jim Benz gave the board copies of the 40 year water purchase contract between the Iowa Annual Conference of the United Methodist Church and Osceola County Rural Water System, Inc (OCRWS) dated September 8, 1981. Jim explained that Monarch Cove assumed this water purchase contract in an agreement dated June 21, 1995. Jim said the water purchase contract will expire on September 8, 2021. He said that before Monarch

Cove negotiates a renewal of the OCRWS contract we should investigate whether there are any other local water providers that can provide wholesale water service to Monarch Cove. Don Hemphill will investigate whether there local water providers other than OCRWS that are able to provide wholesale water to Monarch Cove.

Jim said that over the past year Monarch Cove water has become noticeably harder. Jim said this is because OCRWS had been supplying Monarch Cove with water purchased from the Milford Water Plant that takes its water from West Okoboji. Jim said that Milford water has a hardness of around 13 gpg (grains per gallon) and that Osceola County Rural Water has a hardness of about 25 gpg. Jim said the negative to Milford water is that it is high in Total Trihalomethanes (TTHM). Jim said that twice in 2018 Monarch Cove tested 0.081 mg/L in TTHM. Jim said that the DNR standard for TTHM is 0.080 mg/L. Jim said that the resolution for a high level of TTHM is to blend 25% Milford water with 75% Osceola County water. Jim said that Monarch Cove water has a hardness of 20 to 25 gpg.

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Because of a family commitment, Monarch Cove Treasurer and Finance Committee Chairman, Fred Shultz, could not be present at this board meeting. Prior to the meeting Fred provided the Board with a financial report listing all checks written from December 12, 2018 through March 12, 2019. Fred also provided the Board with a list of delinquent member accounts. Finally Fred provided the board with a comparison cost of snow removal/lawn care for the years 2016 through 2019.

- **Financial Report:** The Board reviewed the financial report prepared by Monarch Cove Treasurer and Finance Committee Chairman, Fred Shultz. After discussion and upon motion made by Sandy Bowman and seconded by Dan Bennett, the board approved the Financial Report.
- **Delinquent Accounts:** The Board next reviewed the list of delinquent members. The Board understands that the \$300 special assessment for the road repair project has made the payment of the quarterly Monarch Cove bill more difficult for the members of Monarch Cove. This said, only 8 of Monarch Cove's 143 residential members are delinquent more than one quarter. After discussion and upon motion made by Allan Sieck and seconded by Warren Vickery, the board directed that a letter be sent to each account that is delinquent more than one quarter giving the member 30 days to become current on his/her account. If the account is not current after 30 days, a small claim suit will be filed.

- **Vugteveen Lawn Service:** The Board then reviewed the three year summary of invoices paid to Vugteveen Lawn Service.
  - Snow removal:
 

- 2016 - actual cost -	\$ 6,196.85
- 2017 - actual cost -	\$ 3,380.31
- 2018 - actual cost -	\$ 6,196.85
- 2019 - actual cost - (January 1 through March 12)	\$10,457.30
  - Mowing:
 

- 2016 - actual cost -	\$ 7,485.19
- 2017 - actual cost -	\$ 6,807.34
- 2018 - actual cost -	\$ 6,967.78
- 2019 - actual cost - (January 1 through March 12)	\$ 00.00
  - Other fees paid to Vugteveen Lawn Service:
 

- 2016 - actual cost -	\$ 6,705.98
- 2017 - actual cost -	\$ 3,959.00
- 2018 - actual cost -	\$ 6,312.21
- 2019 - actual cost - (January 1 through March 12)	\$ 00.00

After discussion, the Board agreed to obtain competitive bids from other providers in the area and to review those bids at the second 2019 quarterly meeting.

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Jim then advised the Board that our last directory was printed in 2016 and that it was time for a new directory. The Board discussed both our web page and the new directory. The consensus of the Board was that the Monarch Cove web page should be updated to include the directory. Jim said that he would look into companies that can both update and manage the Monarch Cove web page and print the directory.

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The next Board of Directors meeting is scheduled for 9:00 a.m. on June 22, 2019.

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It was moved by Kristin Jacobi and seconded by Tim Kennedy that the meeting be adjourned. The motion was approved.

The meeting adjourned at 10:50 am.

**Gladys Shultz, Secretary**

## ANNOUNCEMENTS

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If you have an email address that we do not have as yet, please send it to the Secretary so that you can be added to our email list. The cost of postage and stationary continues to increase. The more notices we can send by email the more money we can save for our members.

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Please note that all payments must be mailed to our booking service at: **P.O. Box 47, Spirit Lake, IA 51360**. If you send your payments to the Monarch Cove mailing address there will be a delay of over a week in having your payment posted. You will also be increasing the postage costs for Monarch Cove.