

MONARCH COVE

Okoboji Camp Owners Cooperative

15353 Harmon Lane Spirit Lake, IA 51360

Warren Vickery
Vice President
402-990-5375

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

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

MINUTES –MONARCH COVE BOARD OF DIRECTORS March 25, 2017

President Jim Benz called the meeting to order at 9:04 a.m. on Saturday March 25, 2017 at the home of Secretary Gladys Shultz. Board members, officers and Committee Chairs present were: Gladys Shultz, Dan Bennett, Debbie Earleywine, Fred Shultz, Sandra Bowman, Kristin Jacobi, Tim Kennedy, Allan Sieck, Warren Vickery, Mark Lemke, Rod Earlewine and Jim Benz. Also present was: Derek Bergman, the new site director for United Methodist Camp. No directors or officers were absent.

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President Benz asked for a motion to approve minutes of December 12, 2016. Upon motion made and duly seconded, the minutes were approved.

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President Benz introduced Derek Bergman, the new site director for United Methodist Camp. Derek discussed with the board his background with the Methodist Church and his

previous position as director at Camp Fontanelle in Nebraska. The board welcomed Derek to Okoboji and spoke of the close ties that everyone in Monarch Cove has with Methodist Camp. The board extended an invitation to Derek to attend all Monarch Cove Board meetings.

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President Benz discussed with the Board the necessity of closing the SRF loan for the construction of the new Monarch Cove water system. Upon motion made and duly seconded, the board authorized Jim Benz and Fred Shultz to work with Justin Christensen, PE of DGR Engineering to file the necessary documents with the State Revolving Fund to close the SRF loan.

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Monarch Cove Treasurer and Finance Committee Chair, Fred Shultz, reviewed Monarch Cove's financial transactions and status since the last Board meeting and answered all questions addressed to him by the Board. Upon motion made and duly seconded, the board approved the Financial Report.

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Dan Bennett gave the Board an update on the project to convert about half of the maintenance shed into a Monarch Cove Community Center to be used for Monarch Cove board meetings and other functions. The consensus of the Board is that it is strongly in favor of the project. The Board discussed with the Memorial Committee that the proposed Monarch Cove Community Center should be one of the options discussed with individuals that are asking to make memorial contributions to Monarch Cove. The Board also discussed with Methodist Camp Director, Derek Bergman, whether it would be possible for the Board to hold meetings on Methodist Camp property. Derek was open to the possibility and agreed to work with Allan Sieck on an arrangement that would accommodate Monarch Cove without conflicting with camp activities.

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Gladys addressed the Board concerning a conversation she had with Dave Henningson from Osceola County Rural Water concerning water testing. Dave said that during the off-season Monarch Cove's water usage is low. He said that this low usage can affect some of his water tests. Dave said that at times he needs to allow water to flow slowly from the hydrant near the rain garden on 214th Avenue. Dave said not to be concerned if you see water slowly coming from this hydrant.

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Marina Committee chair, Rod Earleywine, discussed with the Board the recommendation

of the Marina Committee that Monarch Cove create a procedure that would allow members an option to have hoist space on the South Marina for boats larger the current maximum length of 22 feet but less than 25 feet. Rod said that no current member who has a hoist space on the South Marina would be required to leave the South Marina. After discussion the Board asked Rod to submit to the Board written recommendation of the Marina Committee concerning allowing larger boats on the South Marina.

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On April 2, 2017, Marina Committee Chair, Rod Earleywine, authorized Present Benz to send the following Marina Committee Recommendations to the Board, for the Board's consideration:

Marina Committee Recommendations – 3/25/17

1) The south boat dock will be moved to the north and will be 5-6 ft. from the swimming dock

2) The camp canoe dock will continue to be installed and available

3) South boat hoists will be on the south side of the south boat dock marina and angled

4) Current residents that have hoists on the **South Marina Dock** will have the following options:

a) Stay on the South Marina Dock with no changes to their boat length and no additional fees.

b) Stay on the south dock and purchase boat longer than 22 ft. but no longer than 25 ft. and pay an **additional** marina fee of \$270 (\$540 total) beginning with the year/season they purchase a longer boat. **Fees will not be pro-rated. If a longer boat is purchased and stored on their hoist anytime during the boating season they will be assessed the additional \$270 fee.**

c) **Voluntarily move to the north marina and pay \$0 for 2 years.** (The North Marina hoist owner that moves to the South Marina will be paying an additional \$270 and actually paying the marina fees for the South Marina hoist owner that moves to the North Marina for 2 years.)

i) After 2 years the South Marina hoist owner that voluntarily moved will begin to pay the required marina fees

5) Current residents on the North marina will have the following options

- a) Stay on the north marina dock with no changes or additional fees.
- b) Ask to be placed on the list to move to the South marina because of the desire to purchase a boat longer than 22 ft. but not to exceed 25 ft. Pay an additional marina fee of \$270 per year (\$540 total) beginning the year their hoist is moved to the South Marina (not the year they purchase a longer boat).
 - i) Preference will be given to the residents that currently have a hoist on the North marina and will be based on seniority. (Seniority is based on the length of time you have had a hoist on the North Marina).
 - ii) You have 1 year (June 1 of the following year) to purchase a boat longer than 22ft. but not to exceed 25ft. Failure to do so will require you to move back to the north marina to allow the next resident on the list to move to the south marina. (This allows ample time to purchase a longer boat).

6) How to handle the fee changes?

- a) Have the North Marina resident that moves to the South Marina pay the South Marina resident directly \$270.

OR

- b) Credit the \$270 to the South Marina hoist owners Monarch Cove account that voluntarily moves and bill the North Marina Hoist owner's account the additional \$270 payable by June 1.

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On April 2, 2017, by email communication, President Benz submitted two motions to the Board to be voted upon after discussion. President Benz advised the board that the discussion and vote would be conducted over the internet unless any Board member requested a special meeting of the board.

The two motions are as follows:

1. **Motion #1**: Effective May 1, 2017, Monarch Cove will allow boats in excess of 22 feet but less than 25 feet to be assigned a hoist space on the South Marina dock, with the express provision that no member currently assigned a hoist space on the South Marina can be required to move from the South Marina to the North Marina. In determining the length of a boat

on the North and South Marina docks, Monarch Cove will not use the length of the boat as listed on the registration, but will instead defer to DNR standards. The DNR measures the entire length of the boat, including boat, motor, swim platform and any other permanently mounted addition to the boat. On the North Marina dock, the DNR measurement shall not exceed 22 feet. On the South Marina dock the DNR measurement shall not exceed 25 feet.

2. **Motion #2:** The Board approves the recommendations of the Marina Committee dated 3/25/17 concerning the Marina Committee's recommendations on how to implement the vote of the board to allow boats in excess of 22 feet but less than 25 feet to be assigned a hoist space on the South Marina dock, with the express provision that no member currently assigned a hoist space on the South Marina can be required to move to the North Marina.

The motion was seconded by Warren Vickery. Upon Motion made and duly seconded, the Board voted to approve both Motions. The specific vote was as follows: **Yes:** 8 votes (Jim Benz, Warren Vickery, Kristin Jacobi, Tim Kennedy, Debbie Earleywine, Allan Sieck, Sandra Bowman and Dan Bennett) **No:** 0 votes.

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The Board discussed a letter from Duren Watts, of Grass Masters in Algona, Iowa, that has been received by some members concerning the 2017 treatment of trees in Monarch Cove for both Burr Oak Blight and Two-Lined Chestnut Borer. Debbie Earleywine volunteered to contact Duren Watts concerning the recommended treatment and to report back to the Board and to Monarch Cove Members on Duren's recommendations.

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President Benz and the Board discussed situations where a member wants to convert a Monarch Cove developed lot (residential lot) into an undeveloped lot (vacant lot). It was agreed that Monarch Cove should establish a procedure that would allow members to convert a residential lot into a vacant lot. Benz told the board that documents creating the Monarch Cove cooperative were filed with the Iowa Secretary of State on December 9, 1993. Benz further advised the board that Monarch Cove currently has 143 residential

lots and 2 vacant lots. Benz reminded the board that the annual assessment currently charged for a residential lot is \$630 and that the annual assessment for a vacant lot is \$200. Benz told the Board that on August 20, 2016 the Board voted that whenever two Monarch Cove residential lots, that were in existence on December 9, 1993, are combined, both lots will continue to be required to pay the full assessment for residential lots.

After discussion, Jim Benz made the following motion:

Motion: A member shall be allowed to make application to the Board to convert a residential lot into a vacant lot conditioned upon each of the following:

1. The lot must have had no occupancy, of any manner, for a minimum of 15 years.
2. The water line and sewer line must be capped.
3. If there is a water meter, the meter must be returned to Monarch Cove.

Should the lot be converted from a residential lot to a vacant lot, the member will not be charged a water/sewer fee or a water debt fee but the member will continue to be charged the full annual assessment and all special assessments that are assessed by Monarch Cove for a residential lot.

The motion was seconded by Mark Lemke. Upon Motion made and duly seconded, the Board voted to approve both Motions.

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The next meeting is the second Quarterly meeting and is scheduled for 9:00 a.m. on June 24, 2017 in the home of Secretary, Gladys Shultz.

Meeting adjourned at 11:30 a.m..

Gladys Shultz, Secretary.

ANNOUNCEMENTS/ACKNOWLEDGMENTS OF MONARCH COVE INTEREST

CONDOLENCES

Condolences to the family and friends of two long time members, who have passed away since the last Minutes were mailed out. Kenn Anderson died on December 30, 2016. Merle Dopp died on March 26, 2017.

NEW MEMBERS

Welcome new members, Tara Taylor and Chris Hartman. Tara and Chris have purchased the former home of Donna Wert at 21334 Ash Street.

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Kathryn Rucker has turned over her home at 15385 - 213th Ave to her family: Connie and Thom Fermstad and Scott Rucker.

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. Postage and stationary continues to become more expensive, so the more we can send by email the more 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.