

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

June 26, 2017

President Jim Benz called the meeting to order at 9:05 a.m. on Saturday June 24, 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, Don Hemphill, and Jim Benz. Also present were members Mark Goodenow, Jinny Sloan Perrin, Craig Floss, Karen Floss and Brennan Floss. No directors or officers were absent.

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President Benz asked for a motion to approve minutes of March 25, 2017. Upon motion made and duly seconded, the minutes were approved.

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The Floss family gave the Board an update on the demolition of Kate's Cottage. In consideration of the expense that they have incurred to demolish Kate's Cottage and clean up the lot on the Kate's Cottage site, the Floss family asked that future water fees be waived on the Kate's cottage property. The Board discussed the Floss request at length. The Board acknowledged that it has long recognized Kate's Cottage to be a blighted property that has been an eyesore in need of demolition. The Board also acknowledged that the considerable cost, in excess of \$50,000.00, paid by the Floss family to purchase Kate's Cottage, demolish the structure and clean up the lot has been a direct benefit to Monarch Cove. The Board made it clear that any decision to waive the water fees on the Kate's Cottage property would be based on the unique facts of the Floss request. It was moved by Jim Benz and seconded by Tim Kennedy that the Board waive the water fees on the Kate's Cottage lot effective July 1, 2017. Upon Motion made and duly seconded, the Board voted, as follows, in favor of waiving the water fee on the Kate's Cottage lot: **Yes:** Jim Benz; Kristin Jacobi; Tim Kennedy; Debbie Earleywine; Allan Sieck; Sandra Bowman; Mark Lemke. **No:** Warren Vickery; Dan Bennett.

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Jim Benz discussed with the Board a bid from Town & Country Tree Service for \$1,039.50 to remove a tree on the access next to the Terry and Barbara Moore property and to remove two stumps by the maintenance shed and two stumps in the park and to clean up all debris resulting from the stump removal. It was moved by Warren Vickery and seconded by Allan Sieck that the board authorize the work set out in the Town and Country bid. The motion was approved by the board.

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Monarch Cove Treasurer and Finance Committee Chairman, 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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Marina Chairman, Rod Earleywine, discussed with the Board the need to repair the shoulder of the road that is used to transport hoists to and from the North Marina. Rod said that it will cost around \$400 to repair the road. Rod requested that the board authorize the repair of this road. It was moved by Warren Vickery and seconded by Tim Kennedy that the board authorize the expenditure of an amount not to exceed \$400 to repair the road used to transport hoists to and from the North Marina. The motion was approved by the board.

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Jim Benz discussed with the Board the need to hire a professional in the business of creating web pages to update the Monarch Cove web page. It was the consensus of the Board that the web page should be updated and that the Board should explore individuals/companies who can update the Monarch Cove web page.

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Mark Goodenow addressed the board on his request to plant trees on the access next to his property. Mark said it was necessary to replace trees that had to be removed on the Mary Lou James property. The Board then heard comments from Members objecting to having trees planted in the access because of potential interference with the view of the lake. After discussing his request with Mark and hearing comments from members, it was moved by Dan Bennett and seconded by Allan Sieck to deny the request. The motion to for denial was approved by the board.

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Jim Benz discussed with the Board the fact that the next infrastructure project in Monarch Cove has to be a project to repair our roads. Jim said that the warranty on the road patches from the contractor that replaced our water system does not expire until December 18, 2018. Jim said that Monarch Cove should wait to repair our roads until the Spring of 2019 to allow the warranty on the road patches to expire. Jim said that the estimated cost of our road project will be between \$250,000 and \$350,000. Jim said that the decision we have to make is how to pay for this road project. Jim said that rather than borrow the money at market rates and incur substantial debt service costs, he recommends that Monarch Cove fund the road project with a one time special assessment due January 1, 2019. Jim said that he estimates that the cost of this assessment per member will be a one time fee of between \$2,000 and \$2,500 . The board is exploring options on how to fund the road project and has not made a decision on whether to finance the project with a loan or a one time member assessment. These options will be discussed with the members at the annual meeting on Saturday, July 29, 2017.

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The next meeting is the second Quarterly meeting and is scheduled for 9:00 a.m. on September 23, 2017 in the home of Secretary, Gladys Shultz.

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The annual meeting is scheduled for 1:00 pm on Saturday, July 29, 2017 in Epworth Hall.

Meeting adjourned at 11:00 a.m..

Gladys Shultz, Secretary.

**ANNOUNCEMENTS/ACKNOWLEDGMENTS
OF
MONARCH COVE INTEREST**

CONDOLENCES

Condolences to the family and friends of former long time member, Milan Bragg, on his death, May 21, 2017.

NEW MEMBERS

Welcome new members, Paul and Victoria (Vic) Karssen and family of Orange City. They have purchased the former home of Tom and Bonnie Porsch on Burr Oak Street.

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.