

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

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

MINUTES

MONARCH COVE ANNUAL MEETING

July 27, 2018

President Jim Benz called the 2019 Monarch Cove Annual Meeting to order at 10:00 a.m. on Saturday July 27, 2019.

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Derek Bergman, the Director of the United Methodist Camp, spoke to the members about current camp activities and future building plans.

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President Benz read the list of new members since our 2018 Annual Meeting and introduced those new members who were present at the annual meeting.

The new members are:

- **Scott and Stacey Terveen**
 - Scott and Stacey purchased the home formerly owned by Bob and Katie Bonebrake at 15365 212th Ave
- **Reid and Sara Tamisiea**
 - Reid and Sara purchased the Boji Holding property located at 15339 212th Ave
- **Gary and Kim Hinrichsen**
 - Gary and Kim purchased the home formerly owned by John & Juli Sieck at 21342 Park Street
- **Austin Godfrey**
 - Austin is the son of Gary and Kim Hinrichsen. Austin purchased his parent's former home located at 21429 Alta Vista Street.

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Memorial Committee Chairwoman, Kristin Jacobi, led the members present in a remembrance of member Bruce Goodenow. Bruce passed away of 11/22/18.

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Ravine Committee Chairwoman, Debbie Earleywine gave the members present an update on the Ravine projects. Debbie also recognized the many Monarch Cove members that donate their time and labor to maintain Monarch Cove's rain gardens and bioswales.

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Finance Committee Chairman and Monarch Cove Treasurer, Fred Schultz, gave a financial report for Monarch Cove. Fred went over a handout that he had prepared for the annual meeting. A copy of this financial report is available upon request for those members who were unable to attend the annual meeting.

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The next item on the agenda was the election of new board members.

The Monarch Cove Board of Directors consists of nine members. Six board members are at-large directors who are elected by the entire membership for a three year term. Three board members are Ward directors who are elected by their ward to serve a one year term.

Article 3, Section 2 of the By-Laws require that the President appoint a nominating committee to nominate at least one candidate for each of the two at-large positions to be filled. The

nominating committee consists of one board member who shall be the chairperson and two Monarch Cove members who are not on the board of directors. The nominating committee this year consisted of Jim Benz, chairman and Dean Hammer and Don Hemphill as the non-board members of the nominating committee.

The two at-large board members whose terms have expired are Kristin Jacobi and Debbie Earleywine. The nominating committee nominated Debbie and Kristin to serve another term.

Nominations were then requested from the floor. There were no further nominations.

Don Hemphill conducted the election for two At-Large directors. Kristin Jacobi and Debbie Earleywine were reelected as at-large directors to the Monarch Cove Board of Directors.

Following the announcement of the vote, Jim Benz introduced the following members of the 2018-2019 Monarch Cove Board of Directors:

1. Jim Benz, whose term will expire in 2020.
2. Allan Sieck, whose term will expire in 2020.
3. Warren Vickery, whose term will expire in 2021.
4. Dan Bennett, whose term will expire in 2021.
5. Debbie Earleywine, whose term will expire in 2022.
6. Kristin Jacobi, whose term will expire in 2022.
7. Mark Lempke, whose term will expire in 2020. Mark represents ward #1.
8. Tim Kennedy, whose term will expire in 2020. Tim represents ward #2.
9. Sandy Bowman, whose term will expire in 2020. Sandy represents ward #3

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Ward reports were then given to the members by Mark Lempke, Tim Kennedy and Sandy Bowman.

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Jim Benz then gave the members an update on the Monarch Cove web page and the Monarch Cove road project.

Concerning the Monarch Cove web page Jim advised the members present:

- Michaela Brown, is updating the Monarch Cove Web Page.
 - Jim said that our prior web address had lapsed but that Michaela has been able to locate our prior address and license it.
- The Monarch Cove web address is: monarch-cove.com
- The Monarch Cove web page will have both a public and a private Monarch Cove member section.

- The public section will have pictures of Monarch Cove and a description of our community.
- The private member section will be accessed through a user ID and password.
 - The member section will contain an updated member directory, minutes of board, minutes of the annual meetings, Monarch Cove by-laws and Monarch policies.

Concerning the Monarch Cove road project, Jim advised the member present:

- Road repair will begin soon after Labor Day, 2019.
- Monarch Cove is not borrowing any money for the road repair project.
- Monarch Cove is paying for the project with an assessment of \$300 per quarter for 8 quarters.
 - The final \$300 assessment will be mailed the end of July, 2019
 - The total amount billed will be \$348,000
 - Of the total amount billed, the board estimates that about \$2,400 will not have been paid voluntarily by the time the project is completed.
 - To be fair to all of our members who have paid their assessment, the board will do everything it can to collect any unpaid assessments.
 - * If necessary, the board will go to court to collect those amounts that are not voluntarily paid.
- The Board has approved the bid of Blacktop Service Company
 - Black Top Service Company is from Humboldt, Iowa but also has an asphalt plant located in Milford, Iowa.
- The Blacktop Service Company bid is \$291,363
 - Monarch Cove engineer, Paul Stensland is working with the contractor to reduce the bid amount.
- Monarch Cove has not signed the contract for the road repair project.
 - If the contract is consistent with the the bid, the Board has authorized President Jim Benz to sign the contract on behalf of Monarch Cove.

Jim then introduced the members of the Street Repair Committee.

- The members of the committee are:
 - Chairman – **Dan Bennett**
 - Members:
 - Mark Lemke
 - Allan Sieck
 - Charles Tixier
 - Warren Vickery

- The committee then answered questions from the members present.
 - Almost all of the questions concerned water drainage concerns.
 - The committee explained to the members that because the cost to resolve all water drainage issues would have increased the cost of the project from around \$300,000 to as much as \$3,000,000 the road repair project will not be able to resolve each member's water drainage issue.
 - The committee explained that in those few instances when a water drainage issue would adversely affect the life of the road, the water issue would be mitigated as part of the street repair project.
 - The members were advised that if they had a specific drainage concerns that they wanted to discuss with the board, the member should send an email to the road repair committee describing their concerns.
 - This email should be sent to Dan Bennett, chairman of the Street Repair Committee at dbnet57@aol.com.
 - A copy of this email should also be sent to Jim Benz at jlb.law@mchsi.com.
 - The members were advised by the committee that project engineer, Paul Stensland, had a laser image of the elevation of each residence in Monarch Cove.
 - The members were told that Mr. Stensland has advised the Board that he would consult with those members that wished to retain his services (privately) to remediate their water issues.
 - The members were told that any fee charged by engineer Stensland (for these private consultations) would be the responsibility of the member to pay.
 - The contact information for Engineer Paul Stensland is:

Paul V. Stensland P.E
Bacon Creek Design Inc
220 South Westcott St.
Sioux City, IA 51106
712-223-1962 – Cell
pvs409@gmail.com
 - The members were again told that any consultation they have with engineer Paul Stensland would be billed to the member and not to Monarch Cove.

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The annual meeting adjourned around 11:20am

Organization Meeting of 2019 Monarch Cove Board of Directors

An organizational meeting of the 2019 Monarch Cove Board of Directors was opened with Attorney Don Hemphill asking for nominations for officers for the coming year.

It was moved, seconded and carried that all officers would remain the same. The officers are:

- President : Jim Benz
- Vice President: Warren Vickery
- Secretary: Gladys Shultz
- Treasurer: Fred Shultz

A discussion was held concerning the following minutes of the Monarch Cove Board of Directors:

- Special Meeting of the Board of directors dated June 3, 2019
- Quarterly Meeting of the Board of directors dated June 22, 2019
- Special Meeting of the Board of directors dated June 3, 2019

It was moved by Dan Bennett and seconded by Tim Kennedy that the minutes be approve. Upon vote of the Board, the motion was unanimously approved.

It was moved by Warren Vickery and second by Dan Bennett that the meeting adjourn. Upon vote of the Board, the motion was unanimously approved.

Meeting adjourned at 11:55 am.