

Board members present: Ed Thull, Mary Noska, Dave Demuth, Jane Brown, Adam Bergeron, Elizabeth Berglund, Ashley Hermsen, via Zoom. Association member present Bruce Schommer.

Approval of May 26, 2022 secretary minutes. Demuth motioned to approve minutes. Brown seconded the motion. Motion passed. Will be posted to website.

Bergeron had no question of the board.

Thull introduced new office manager Ashley Hermsen.

Office report: Checking: \$93,607.15  
Savings: \$170,919.01  
Total: \$264,526.16

Assessment income received since 2022 invoices: \$125,112.43

Working with Todd county re: conditional use permit for new campsites.  
Electrical problems at campground have been fixed (6 to 7 sites).  
Campground reservations have increased.  
Many inquires on lots for sale. Two lots have been sold, four more pending.

#### Committee reports

Brown and Berglund will meet in July. Discussed Quick Books desktop or on line, vs HOA software options. Recommended using online Quick books to allow office manager, accounting firm and board President to work simultaneously.

Architectural control- 5 permit requests. 4 approved, 1 denied.

Community events- Demuth reported set up will start at 8:00 AM. Able to serve 150 people. Concessions are doing well. Lots of positive feedback.

Campground- Demuth reported that long term leases of campsites are not recommended. More sites are rented since May. Thull reports plans to remove brush and leveling this weekend. Two full service sites are open.

Association properties- Noska reported several items that needed repair or replacement including: resealing front deck/ stairs, ramp and east deck, caulking pool, kitchen faucet and drain, painting tennis backboard, picnic tables, replacement of a fence post. Demuth provided costs for deck stain /sealer and cement paint. Discussed need to paint pool cement entry area. Demuth would like to redesign wood fence in pool area  
Noska will contact Rob Brown re: pool caulking and talk to a volunteer for some minor cement work. Demuth will look into moving a bench behind tennis courts up to beach Hermsen obtained a quote of \$966.38 for tree removal on north side of club house. Noska also asked that if there was an unused cabinet that can be used at campground for cleaning product storage.

Member requests- Handicap pool chair is placed on wish list, recommend Pine Island Lake property owners form a lake association to address stocking lake with fish, dog park not feasible.

Covenants/by-laws- discussed priority of a special assessment vs increased annual assessment to cover increased operating costs.

Non- compliance - discussed next steps in addressing non compliant issues. Berglund will compose two letters of notification. The first letter will be sent notifying property owner of specific violation of Sylvan Shores covenant and or by/ laws. They will have 30 days to respond/resolve the issue or they will be subject to monthly fee of \$100.00 charged to their account. Membership will be suspended resulting in loss of use of amenities and voting privileges. After 30 days another letter will be sent to inform them again and fines will be levied at that time. Brown moved to authorize this action. Demuth seconded the motion. Motion carried.

Discussed where signs are allowed. Township and county right of way as well as personal property. Noska moved to prohibit political or personal advertising on Sylvan Shores Common areas. Bergeron seconded the motion. Motion carried.

Board position - one spot needs to be filled. Board members will meet with possible candidates to interview before appointing. This should take place before next board meeting.

Meeting adjourned at 8:24. Next meeting scheduled July 28, 2022 6:00 PM at club house.

Respectfully submitted, Mary Noska, Secretary