



MARINER'S COVE CONDO BOARD OF DIRECTORS MEETING MINUTES

Date: April 30, 2026
Start Time: 6:33 PM
End Time: 8:43 PM
Held on Zoom Library and at owner's location
Zoom Meeting ID: 894 7219 4773 Passcode: 046449

Next Meeting: May 4, 2026 @ 9:30 AM

1. Attendance:

VIA ZOOM	IN PERSON AT THE LIBRARY
*Jim Janson	*Steve Clark
Marsha Monroe	*Kim Seiner
Pedar Waller	Eileen Plagge
Charles Pycha	Fred Plagge
*Jon Christensen	Judy Rauwerdink
Sally O'Mara	Mike O'Mara
Trudi Delain	*Karen Coleman
Dave Holappa (Lois Van Allen)	
Patti Sutton	
Joan Wickman	* Board Members

2. Treasurer's Report

The Treasurer, Jon Christensen, presented the financial report dated March 31, 2026:

- Reserve Account: \$644,000
- Operating Account: \$22,000
- Special Assessment Fund: \$178,000
- Delinquencies: Two owners overdue; total amount overdue is \$80
- Budget Status: 25% of the year elapsed; only 23% of budget spent
we're actually below budget.

No objections were raised.

3. Financial Matters

3.1 CD Maturity – Summit Credit Union

A CD of approximately \$212,000 is maturing next week. Jim recommended renewing it to secure a favorable rate. No objections were raised; renewal will proceed.

3.2 Line of Credit – Wintrust

- The \$50,000 held at Wintrust (required collateral for the line of credit) will be withdrawn now that the LOC has expired and was never used.
- Funds may later be placed in a CD for better interest.

No objections were raised.

4. Ratification of Interim Actions

Jim summarized actions taken between meetings:

4.1 Insurance Coverage Change

- New policy saves \$7,000 and increases coverage.
- Policies will be posted to the website once received.

4.2 Yahara Place / Driveway Access Issue

- Temporary access for neighboring development resolved.
- Sewer work delayed until late May; 2–3 weeks of through-traffic expected.

4.3 Tree Preservation – Mariners Inn Development

- Developer agreed to preserve large trees; town was willing to remove them.
- Outcome favorable to Mariner's Cove.

4.4 Shoreline Weeding Contract

- Field & Stream will perform weeding only; cutting removed from contract due to county restrictions.

4.5 Kayak Rack Retrieval

- Rack remains in the river; Somerset Maina will retrieve it when their barge is in the area.

4.6 Contractor Solicitation Issue

- A building contractor requested to distribute marketing materials to all owners.
- Board declined in order to avoid endorsing specific vendors.

4.7 Pool Opening

- Pool cover removal scheduled for May 11; furniture placement can proceed as scheduled on May 9 at 9:00 AM. The furniture will not be in the way of the pool being filled.

5. Maintenance & Project Updates

5.1 Roofing, Siding, and Painting

- Concrete repairs delayed until siding/painting crews finish to avoid conflicts.
- Siding:
 - 200 building requires extensive replacement.
 - Lift on site; progress dependent on ground conditions.
- Painting:
 - Supervisor met with Jim; power washing beginning.
 - Painters will coordinate to avoid catching up to siding crew.
 - Fence around outdoor pool presents structural concerns; further discussion needed.

5.2 Chimney Caps

- Several caps missing or damaged.
- Siding contractor will inspect and replace caps while lift is available.
- Blue surround on 500 building awaiting fabrication.

5.3 Dryer Vent Covers

- Many covers were improperly reattached last year after vent cleaning.

Painters will paint the vent covers grey (the same as the outer wall color). The Board discussed replacing all vent covers before painting begins in order to keep everything uniform. No decision was made.

- Peter, Jim, and Karen will walk the property to inventory vent conditions.

5.4 Landscaping

- Tree and bush trimming completed; owners consulted. The cutting looked less traumatic than expected.
- Additional planting to occur next spring.

6. Riverwalk Seating Proposal

Karen and Trudi presented a proposal for handcrafted wooden benches:

- Benches cost approximately \$75 each.
- Six benches recommended (three per tree).
- Benches are heavy, natural wood, and can be secured with a pipe anchor.
- Locations selected to avoid privacy concerns.

Motion: Approve creation of six benches and proceed with installation.

Vote: Unanimous approval.

7. Boardwalk Condition

- Boardwalk is deteriorating and may require full rebuild.
- First contractor estimated ~\$40,000 and warned of permitting challenges.
- Second contractor less concerned; third contractor (Smart Decks) will inspect.
- County shoreline rules may complicate permitting due to impervious-surface limits.
- Board will await county response and contractor proposals.

8. Additional Discussions

- (These items were discussed but not voted on.)
- ADA handrail options
- AC unit replacement and placement concerns
- Private property sign found and will be hung
- Gutter sealing and water intrusion is still an issue. It is hard to determine where the leaks are when it is sunny out. We need to be vigilant in spotting these leaks.

- Door replacement needed in building 200 for the side doors leading up to the second floor. They are wood on the outside and metal on the inner side.
- Key fob system maintenance. Jim tried to use the fob system but could not get past the sign-in. Jim will contact the manufacture to see if there is a fix or is the system too old and a new system needs to be implemented.
- Marina pump and weed control. Mike O'Mara is working on cleaning up the water pumps and have then ready to be placed in the lake. Trying to control the lily pads. This invasive plant is difficult to remove. Mike knows of only one company that will deal with its removal that is approved by the DNR
- Hospitality Committee updates:
 - Pool Opening, Saturday, May 9 at 9:00 AM by the pool to move furniture to the outside pool area and the pool furniture in the lighthouse will be moved to the indoor pool area.
Hosts: Shaun Gorman and Karen Coleman: Coffee and muffins will be served.
 - Afternoon Tea, Wednesday, May 20 at 2:00 PM in the community room.
Host: Diane Clark
 - Spring Party on the Pool Deck, May 30 @ 5:00 PM, BYOB and pot luck dish.
 - Happy Hours on the River Walk. Starts at 5:30 PM on the following Fridays.
(BYOB and an appetizer): June 12, July 10, August 14, September 11
- Website survey and interest in a Facebook Page will be sent out on Sunday, May 3 to all owner to get their input.
- **9. Adjournment**

Meeting adjourned at approximately 8:43 PM.