



MARINER'S COVE CONDO BOARD OF DIRECTORS INTERIM MEETING MINUTES

Date: May 30, 2026
Start Time: 7:40 PM
End Time: 8:10 PM
Held on Zoom Library and on Zoom for Jon
Zoom Meeting ID: 886 2159 8620 Passcode: 046449

Next Meeting: TBD

1. Attendance:

VIA ZOOM	IN PERSON AT THE LIBRARY
*Jon Christensen	*Jim Jansen
	*Steve Clark
	*Kim Seiner
	*Karen Coleman
	* Board Members

1. CALL TO ORDER

Jim Jansen called the interim meeting to order at 7:40 PM.

The interim meeting was convened to address urgent issues related to the Kitchel unit, including potential rental activity, possible listing activity, compliance with governing documents, and concerns about landlord suitability.

The meeting also included brief updates on landscaping, owner payment issues, and general administrative matters.

2. SUMMARY OF KEY DISCUSSIONS

2.a Kitchel Unit: Possible Sale Activity

Board members observed signs that the owner may be actively preparing the unit for sale.

- A realtor and potential buyers were seen touring the property.
- Conflicting information exists regarding whether the unit is listed.
 - First Weber shows a "coming soon" status.
 - Century 21 shows no active listing.
 - No MLS listing appears on major platforms.

The Board agreed to verify listing status before considering any rental request.

2.b Rental Request & Governing Document Compliance

The owner has indicated interest in renting the unit, possibly to a large family.

- The Board noted that rentals are allowed only with Board approval, and the governing documents do not specify a 10-day response requirement.
- The Board agreed to respond to the owner clarifying that no such deadline exists.

Concerns raised:

- Suitability of the owner as a landlord, based on documented past legal issues.
- Potential Section 8 implications, occupancy limits, and facility-use restrictions for renters.
- Risk of misleading prospective tenants about access to amenities.

The Board discussed requiring:

- A copy of the proposed lease
- Proof of landlord insurance
- Proof of tenant insurance
- Confirmation of compliance with occupancy and facility-use rules
- Verification of mortgage and insurance restrictions on non-owner-occupied units

2.c Strategy for Responding to the Owner

The Board agreed on a slow, procedural, compliance-based approach:

1. Notify the owner that no 10-day rule exists.
2. Request required documents before any consideration.
3. Verify listing status.
4. Evaluate landlord suitability based on documented history.
5. Ensure no misrepresentation to prospective tenants.

The Board expressed concern about approving a rental arrangement that could create long-term problems for the Association.

2.d Additional Administrative Items

2.i Landscaping

- Minor concerns raised. When will landscapers come out to care for the wild flower beds by the lake? Judy will check with Field and Stream on their plans.
- Board members agreed to “choose battles” and address issues gradually.

2.ii Owner Payment Issues

- A recurring issue with an owner falling behind due to auto-pay lapses was noted.
- No major arrears; Board will continue monitoring.

2.iii Document Sharing

- Karen will circulate the compiled governing-document excerpts to the Board.

3. Brickson Park Road Vacancy Issue

- Town owns a narrow strip of roadway near the Twing's property.
- Twing's petitioning for vacation to allow garage construction.
- Board consensus: no objection.
- Neighbor John Eschime opposes; historically objects to most changes.

The board discussed a vacation request for a small town-owned strip of road in front of Jeff and Shari Twing's property, which would allow them to build a garage with better setback requirements. The speaker recommended not opposing the request as the town has been helpful in the past, and a public hearing is scheduled for July.

4. NauTiGal - Developer Project Eyesore Discussion

Mariner's Cove discussed the status of a developer's project that has become an eyesore, noting that the developer has paused work and the town board has not provided clear update on any resolution. The discussion covered potential enforcement of rules regarding weeds and eyesores, with Mariner's Cove suggesting that individual property owners might need to take action in the fall after road construction is completed. The meeting also addressed an upcoming road project requiring closure of Lighthouse Bay Drive and Westport Road for one day, with Mariner's Cove recommending cooperation with the construction plans to maintain workflow efficiency.

5. Motions Passed

No formal motions were recorded during this interim meeting.

6. Adjournment

The meeting concluded at approximately **8:30 PM**.