

## Esmann Island Association Board

President Josh Geistkemper called the annual meeting to order at 9 AM.

Terry Denner motioned to approve minutes as published. Seconded by Gail Scheer and motion passed with all in favor.

### ROADS

Josh reminded members that the road deposit for building on the island was increased to \$1000 on April, 19, 2025. This is due to rising costs associated with fixing any damage. Remember, this repair is the responsibility of the owner. To date most have complied and there will be a review of the deposits we are holding and members will be notified when they are destroyed. If any member wishes to have their check returned, please contact Treasurer Cindy Lynch.

There followed a discussion regarding potential roadwork to blacktop the island roads. Josh has received estimate for blacktop and it amounts to \$800,000 -900,000. It is estimated the road would have a life of 18-20 years. In order to pay a special assessment would be required in the amount of approximately \$4,200 per LOT.

Cost for the current chip and seal process is approximately \$140,000 with a lifespan of 5-7 years. This cost would be paid through our island account reserves. No special assessment would be needed. Doug Hintzman raised the issues regarding maintenance saying in his experience blacktop roads do require a fair amount of upkeep. Bob Preston expressed concern on the previous contractor who did not use washed rock and dust problems resulted. Josh said he is working with a different contractor (Prairie Road Builders) for any new work.

There was discussion about interest in the project to blacktop or is it a waste of time getting costs, etc. Cindy Miller suggested a quick show of hands from those interested. Eight people raised their hands in favor. Jane Ertl suggested that maybe some mix of blacktop/chip with only certain roads having blacktop. End of discussion for now. We encourage residents to speak to their board members to express their preferences and/or concerns.

### RECREATION AND POND

Kari Winders gave a financial report stating the bank balance is approximately \$9,000. Most of these funds come from our can collection efforts. Can sorting will be conducted every 5-6 weeks, as needed, sometimes coordinating with regular board meetings. Notification on the FB page. New faces are welcome. We are planning to be regular enough to keep our time at around 60-90 minutes, max. Kari reported she is still chemical treating the pond to get algae under control. Aerators are also helping. She asked that if anyone catches a grass carp, please throw it back. They help with cleaning water. New committee members are welcome. Please contact Kari or Teri Denner. Suggestions from member Helen Schwieter included shading for playgrounds area and more toddler equipment. Teri Denner suggested memorial benches would be a nice idea.

### BOARD MEMBER ELECTIONS/Bylaw CHANGE

Thank you to Linda Lampe and Tim Ahlers who resign today at the end of their terms. Tim Plagge and Tom Stueck are new folks running and Josh Geistkemper is up for re-election. These are all three year terms. Ballots were counted and all three were elected with a few write-in candidates with no one person getting any significant number of votes.

MEMBERSHIP votes to change by-laws to allow a \$100 flat fee charge for late dues payment. Past due payment is after August 1

#### FINANCIAL INFORMATION

Cash flow and balance sheet for 2024 included in packet. TCDs due in July and will be reinvested. There has been an increase in taxes and some services. This may require an annual assessment adjustment in the next year.

#### OLD BUSINESS

Alliant still working on the island. No firm completion date. Gary Gansen expressed concern about poles still left and if they will be removed. It seems there is no firm answer because MediaCom shares poles and have not finished their work. Mediacom is generally non-responsive. Since there is a TMobile purchase in the works it is doubtful we will get much in the way of response until that is completed. Josh touched on safety rules for carts, etc. Also included in packet.

Flags are flying. New Esmann Island flags were ordered.

AED AND CPR updates. Two AEDs, with instructions, are available at Eulberg property on River View Road and at Morris property on 2nd Ave. 3rd will be installed at Denners near boat ramp.

Anyone wanting CPR TRAINING should contact Tim who will get you hooked up with the hospital for Heart Association certified training.

THANKS TO ALL WHO took care of needed tree removal, this helps keep us all safe. Josh is looking to trim trees along back road in July or August. Please trim at any corners you see may be dangerous.

Boat ramp is now available for use and there may be more work in July by Jeff Friedlein. There will be further discussion of boat dock for the common area. Josh and Terry are working on bids for this. Please attend monthly meetings or contact a board member if you have input.

Building committee is working to see that all information is available To members.

#### NEW BUSINESS

Welcome to new residents, Wayne & Michelle Ahern, Steven Brauer, Craig Lubbers, Landon and Nicole Geater, Patrick & Lana McDermott, Ahern & Danielle Dull.

FIREWORKS will be July 5 this year. Your 2025 invoice had room for donations rather than having 'door knocking' for donations. This seems to be received positively. THERE WILL BE KARAOKE at the Garage Mahal!

Please keep an eye on the community calendar of events to see fun things planned for the island. The Facebook page also will have this stuff!

Non compliance for campers was discussed. There will be further review of the bylaws and potential addresses that don't comply. If you have questions, please contact a board member. Basically, non-registered campers, trailers, etc are in question. Further discussion at next board meeting.

Resident Ken Root brought up changes in the island environment and encouraged all members to be aware of need to keep septic and water systems up to date and to be aware of projects conducted by the DNR and the Army Corps of Engineers. Members may consider voting in Clayton county to help insure representation with our local government.

#### NEW SECRETARY

As mentioned in previous meeting, Laurie Helling has resigned after 11 years of service to the board and residents. Nikki Lynch was hired for this paid position and will begin immediately.

We will be discussing the state of the website and whether and how it should be updated. There are several who have said they are unable to get onto the site. Please be patient as we work through these issues. In the meantime, please contact Cindy or Nikki with issues or questions.

Anyone who would like to serve on any of our committees should contact a Board member.

Kate motioned to adjourn, seconded by Linda and motion carried!

Go out there and have a great summer!

Respectfully submitted by Cindy Lynch, Treasurer Esmann Island Association