

LAKE OF THE WOODS HOMEOWNERS ASSOCIATION, INC.

Meeting of Board of Trustees
February 26, 2026

A meeting of the Board of Trustees of Lake of the Woods Homeowners Association, Inc. ("the Board"), was called to order at 11:30 a.m. in the home of S. David Worhatch, Secretary. Board members in attendance included Dale Freygang and S. David Worhatch, each appearing in person, and Gary Himmel, appearing by speakerphone. Each board member received notice of the meeting from the Secretary by e-mail transmission in advance of the meeting.

A copy of the agenda for the meeting accompanies the record copy of these minutes.

The minutes of the February 20, 2026, meeting of the Board, as prepared by the Secretary, were amended upon motions made by Messrs. Freygang and Himmel and were unanimously approved as amended.

Upon the motion of Mr. Worhatch and seconded by Mr. Freygang, Mr. Himmel was nominated for election to serve as President of the Association. Mr. Himmel accepted the nomination. Mr. Worhatch moved to close further nominations and Mr. Freygang seconded that motion. Nominations were closed upon unanimous approval of Mr. Worhatch's motion. Thereupon, Mr. Worhatch moved that Mr. Himmel be elected President by unanimous acclamation. Mr. Freygang seconded such motion and the motion was adopted unanimously.

The Treasurer updated Board members on the status of efforts to collect annual fees for 2026. He reported that 11 households still have not remitted their fees for this year by the January 31 due date. Mr. Freygang said he would reach out to each of those households.

Mr. Freygang reported that he has received bids from both C & S, the Association's landscaping contractor, and AquaDOC, the muck biotic pellet service contractor (for lake treatment), and will share the same with board members in short order. He will approach C & S about quoting for lighting system work for the entranceway sign area, as coordinating with that contractor may prove to be more efficient than having to deal with scheduling issues that would attend having to manage the services of multiple contractors in the spring.

Mr. Himmel indicated that he will be addressing the overhanging shrubbery to the east of the entranceway at Smith Road once the demands on his time in his practice subside and his travel commitments are concluded.

Mr. Freygang will turn over to Mr. Worhatch the Association's records found in a box in his home. Mr. Worhatch reminded his colleagues that he plans to scan and digitize all of the Association's records.

Mr. Worhatch reported on the array of dates on which the Association's counsel would be available to participate in a virtual "Town Hall" meeting video conference to go over the proposed adoption of an updated Declaration and amended Bylaws. Of those dates, March 26, 2026, at 7:15 p.m., suited board members the best. Mr. Worhatch agreed to inform the Association's counsel of this date and to begin coordinating the logistics of setting up a video conference for the "Town Hall" meeting. Mr. Worhatch also reported on the conversation he had with the Association's counsel relative to giving notice of the "Town Hall" meeting to the membership. Mr. Freygang identified the two members who have not given the Association reliable means of contacting them via e-mail transmission, so Messrs. Freygang and Himmel committed to delivering "hard copies" of the Secretary's notice to those members' homes.

It also was agreed that the annual meeting of the Association should be held after Easter to allow most "snowbirds" to return before the meeting is convened. Mr. Worhatch reminded his colleagues that no notice of the annual meeting can go out until the results of the solicited approval of the amendments of the Declaration and Bylaws are known. He also speculated that the annual meeting could turn out to be the first official meeting of the Association to be conducted with the benefit of electronic communication technology if the proposed amendments of the Bylaws are adopted.

Mr. Himmel agreed to begin work on a summary of the significant amendments to the Declaration and the Bylaws to share with the membership when their invitations for the "Town Hall" meeting are delivered. The summary also will focus on the benefits to be realized if the amendments are approved and what drawbacks will continue to be experienced if the amendments are not approved.

Mr. Worhatch reported that the Association's counsel has approved his proposed notice plan for sharing proposed amendments of the Declaration and Bylaws with the membership. Messrs. Freygang and Himmel committed to delivering the "hard copy" notices to the members' homes when the time to solicit approval of the amended Declaration and Bylaws arrives so the high cost of assembling, addressing envelopes, and sending those notices by certified mail can be avoided.

There being no further business to come before the Board, the meeting was adjourned, *sine die*, at 12:20 p.m.

/s/ S. David Worhatch
Secretary