

Hickory Lake Campground Cooperative Association - Annual Meeting Notes
August 12, 2017

Call to Order

The meeting was called to order by the President, Scott Tonneson.

Agenda

The agenda proposed for the meeting by the board was accepted by verbal vote.

2017 Season

The decision to discontinue free coffee service at the beginning of this season in the Gathering Room was reviewed, and the overriding opinion was for the decision to stand. The new “Request for Lot Alterations” form was briefly reviewed to make sure all understood the new process. The new board email address (board@hickorylakecampground.net) was reviewed to make sure all understood how to use it. A list of the many property improvement projects were also reviewed (i.e. flower boxes, dock repair, highway sign, staining projects, creating more water shut-off zones, electrical upgrade project, etc.).

Budget Review and Capital/Reserve Fund

The annual budget was presented by Scott Tonneson. A high-level review of items above/below plan was noted. The overall budget is projected to be near balanced this year with the only cost item potentially coming in above budget being our employee expenses. If there is a budget shortfall, there will end up being a small special assessment per lot to balance the budget. A question was asked about if our insurance costs would rise given Dora’s chlorine accident, but any increases in our insurance rates will likely not be known for some time.

It was explained that Scott recently discovered his business was required to contribute over \$7,500 to the Capital fund, according to the legal documents, and now our current Capital Fund has roughly \$12,000. The Capital Fund was formed as each initial lot owner bought into the cooperative where there was a closing cost that was contributed to the Capital Fund. For reasons that Scott couldn’t recall, these funds were being accumulated in the Reserve Fund, not the Capital Fund, so this has been corrected. The establishment and plan for a Reserve Fund is a topic that needs more work done to ensure the cooperative can deal with short-term cash shortages that may occur occasionally.

Other Topics

Jim Boldenow and Kurt Wuollet facilitated the discussion of many individual topics raised by owners. Below is a brief summary of those topics, of which the Board will contemplate and evaluate any future action.

Mosquito Control – discussion around using a profession service (Mosquito Squad, as an example); cost estimate of \$150/month; there was some discussion around the use of “green” solutions, any known long-term effects, and if any county/lakeshore approval was needed

Winterizing the Shower House – Sean Brown gave his thoughts on this potential project; cost estimate of \$20,000 (about \$350/lot) if paid for via special assessment; various issues were raised on how to ensure a cost-effective heating solution, building locks, etc. It was determined that a detailed cost and project plan was needed so the community could better evaluate.

AED – the board committed to purchasing an AED in the near future; cost estimate of \$1,200-1,500; location of the AED on the property is yet to be determined; Sean Brown volunteered to research; also, after the meeting Tara Bubar volunteered to fill out some paperwork for a potential grant to lower the cost

Docks – various dock solutions were discussed; it was noted that the original dock builder is now retired, so we can't utilize his expertise anymore; it was noted that the DNR has limited the campground to four docks and a total of 19 dedicated slips, but the size and shape of the docking system is thought to be less stringent; regardless of any future changes, the DNR would need to be consulted.

Weeds by the Slip Dock – it was requested that the weed rake be made available for owners to utilize if they wanted to help clear some weeds around the slip dock; our annual DNR permit allows for the removal of weeds around the slip dock, so any volunteer efforts here would be appreciated

Game/Gathering Room – it was noted that not all posted store/building hours were being kept, which was a frustrating point for several owners; it was requested that both the Game and Gathering Room remain open until 10pm on the weekends; various ideas of 24 hour access to these buildings were discussed (e.g. combination locks, cameras, etc), but prior vandalism and mischief was noted as reasons for locking them up each evening; new ideas for indoor kids activities were discussed (e.g. Wii Night), as well as the previously discussed outdoor basketball court; it was suggested that a committee be formed to put together proposals for the board to review; a few days after the meeting Carl Bourdages submitted a proposal for a basketball court that is currently being reviewed by the board

Spring Board Meeting – it was requested that the next board meeting be held earlier in the season

Meeting Adjournment

A motion to adjourn the meeting was voiced, voted on and accepted. The meeting lasted approximately an hour and a half.