

HLC Board Meeting—Minutes

April 13, 2019

Agenda:

1. 2019 Employees—Discussion held about options, now that caretaker who was hired backed out.
 - a. Option A: Contact 5 other potential candidates who had indicated interest, to see if they are still available
 - b. Option B: Piece-meal primary responsibilities to 3-4 persons (more information shared at meeting, but held confidential due to employee information)
2. 2019 Open: Likely last weekend in April due to weather.
3. Lot 1 Rental - \$50 per month will be paid to Scott Tonneson until docks are removed
4. Mike Bjork's Lot Alteration Request: Board is fine with request, but Mike/Scott need to check with Aitkin Co, regarding setback from neighbor's shed
5. Disclosure Statement – It was discovered that we have not charged closing costs for those lots that were sold in 2018. Our bylaws state that each purchase must include a fee amounting to 3 months dues, that will be held in the Reserve Account. Board decision was to NOT make this charge retroactive for the past year, since it was a Board oversight. However, going forward we will collect this fee.
 - a. We have been collecting an Administrative Fee of \$150 on each sale to cover any associated costs to HLC, such a background checks.
Motion was made by Carolyn, seconded by Scott, that we adjust this fee to \$100. Motion carried.
6. 2019 Owner Gatherings/Meetings
 - a. May, July, Sept: 1st meeting will be held on Sunday, May 26 at 10:am

7. 2019 Priorities

- a. Pool filter and new signage
 - i. Scott will check with Midnight Sun, set up spring maintenance
- b. Floating Docks
 - i. Kurt will research associated costs
- c. Mosquito Spray
 - i. Scott Bjork has made a proposal that he will be asked to present to the members at the May meeting
 - ii. Kurt will research other options so as to have a comparison of costs
- d. Update electric/lighting
 - i. Scott has new lighting for Gathering Room to convert from fluorescent to LED
- e. Insurance review
 - i. Kurt will follow up in July to make cost comparison with other agencies

8. Treasurer Report:

- a. All 1st Qtr dues are paid, with one exception. A late fee notice has been sent.
- b. At the end of 1st Qtr, Revenues are ahead of Expenses by \$12,934.26

9. Meeting was adjourned