

BOARD Meeting 6/14/2020

Board Members present: Ed Gangl, Scott Berge, Jim Boldenow, Kurt Wuollet, and Kathy Duderstadt.

Meeting called to order at 10:05AM.

Motion was made and seconded to approve the minutes from the 5-24-20 Special Owners Meeting.

EMAILS/COMMUNICATION:

Board members were reminded to check Board email account frequently so owner's requests and other Board business is addressed in a timely manner. Members are to forward their reply to the Board email and sign their response.

DECLARATIONS & BYLAWS:

Jim edited both documents so formatting is consistent throughout. This will make it easier to make changes to them in the future. Board agreed to post the reformatted version, as well as the older version, on the website.

Secretary-Jim requested assistance with these duties. Board agreed that having an assistant did not require making this a separate position therefore no change to Bylaws is necessary. Kathy has agreed to act as the Assistant Secretary.

BUDGET:

Treasurer reported we received a refund of \$1116.00 from Superior Point after their audit. This refund was due to the decrease in employee budget.

2017 Payroll tax was overpaid so a refund in the amount of \$756.00 was received.

DOCKS:

Motion was made and seconded to add onto the two new docks. Two additional ten foot sections will be added to each dock and the south dock will become another slip dock by adding 2 twenty foot wings. The increase in campground occupancy has resulted in a waiting list for boat slip rentals. The addition of 4 more slips will meet this need and the rental fees will pay for the additions to the

BOARD Meeting 6/14/2020

DOCKS cont:

docks over 4 years. Total cost \$5200. Material will be ordered this year and installed at the start of 2021 season.

WIFI: \$2000-\$4000-

Motion made by Kurt and seconded by Jim to purchase all initial necessary WIFI equipment this year as advised by Jim Apple. Cost estimated at \$1683.00.

LOT ALTERATION REQUESTS:

Site 14: shed addition-Board approved request provided site 13 agrees to move their shed 14" to the east and permit is obtained from Aitkin County.

Site 12 & 13: Board approved their request to cut down indicated trees.

Site 1: Board will reconsider their lot alteration request after owner receives County approval for proposed changes.

HOUSE:

Current status:

Insurance claim: Waiting for an impartial 3rd party estimate on amount to be paid by insurance for water damage. Further Board discussion on options regarding the house will be taken up at a later Board meeting after receiving the Insurance check and gathering additional estimates. Board will then present options for owners to vote on in November.

BOARD MEMBER RESPONSIBILITIES:

Secretary-Kathy volunteered to assist Jim with these duties.

COVID-Kurt has volunteered to take over COVID related issues.

Scott-Will get estimates on the cost of various house options.

COMMITTEES:

Buildings-Shower house has been updated with new soap and toilet paper dispensers, new lights, and occupancy sensors. Outside water spigot has been reconnected to water

BOARD Meeting 6/14/2020

COMMITTEES:

Grounds-Docks: See notes in previous section regarding docks.

Overflow- Ed needs a chairperson for this committee. Board approved replacing 6 site lights at a cost of \$55.00 each.

Social-Following COVID policies which limit group activities.

Landscape-Board members thank Nova for getting estimates on rebuilding beach benches and some tree removals.

Shoreline stumps. Board decided to wait on this work until Michelle from Aitkin county comes to do her site inspection. Ed will ask her for recommendations

Beach-Board reviewed estimates received for replacement of beach planters and bench structure. Before the Board can approve the project it asks that a drawing the estimates were based on be submitted for their review.

Trees-No discussion

Trees by volley ball court-No discussion

COVID:

Protocols-Kurt will write and post protocols for cleaning the shower house and then it can be opened.

Preparedness plan-Kurt will write this up.

POOL:

Repairs: Parts are on order so work can be done to pump, motor, and valve.

Opening-Kurt has reviewed the state's COVID pool policies. Upon review of these policies it was felt that it would be very difficult for the current campground staff to absorb the added workload that would result due to these policies. Kurt recommended that the pool remain closed and after discussion the Board concurred. Opening will be readdressed as COVID policies are revised.

BOARD Meeting 6/14/2020

POOL cont:

To prevent unnecessary delay in re-opening the pool, it will remain covered, kept clean, chemicals will be balanced, and pump will be kept running.

FEES:

Applications- When a lot is purchased, there is currently an Application fee of \$100.00 which covers a background check. Ed questioned if a financial check should be done as well. The Treasurer advised this is not necessary because we have adequate steps in place to follow if payments are in arrears.

Closings-Kurt made a motion and Ed seconded that the Board institute a \$300.00 closing fee to cover the President's and Treasurer's related work and the lawyer's fees for issuing Certificates.

Electrical work-If owners need electrical work done **Boyd Electric** can be reached at 218-838-1434 or Ed Gangl can be hired.

Ed's fees are as follows:

Weekend emergency calls-\$150/hr, 2 hour minimum

Scheduled work-\$50/hour

Rental Agreements-The Board members re-iterated that the renter must sign a rental agreement and the campground must receive the \$250 fee before a camper can be placed on a site.

SEPTIC CHECK:

After discussion Board agreed to extend another 3 year Service agreement with this company.

EMPLOYEES:

Ed will continue to supervise work & projects to be completed by campground staff.

BOARD Meeting 6/14/2020

EXTRA TOPICS:

Kurt will draft new language addressing the spacing requirements between RVs and sheds on a joining property lines.

Meeting adjourned at 1:17 PM.

Respectfully submitted,

Kathy Duderstadt