

Board Meeting 7/19/2020

Board members present: Ed Gangl, Jim Boldenow, and Kathy Duderstadt (via phone)

Ed called the meeting called to order at 10:12.

Minutes 6/14/20 Board Meeting: Ed, Jim, and Kathy approved 6/14/10 Board meeting minutes which will be posted to web site.

Fourth of July-Campground was at full capacity. Some issues dealt with included a noise complaint and kayaks left on the beach when not in use.

Due to limited parking availability in the overflow lot the Board reminds everyone to park your car at your campsite rather than in the Overflow lot.

Site Certificates: Ed has pulled the Certificates that need to be changed and will work with Scott Tonneson to get them completed so they can be issued.

Treasurer Report

Updates/Status-We are within the budget for the year

Superior Point-Ed and Jim will work on the application for next year

Inspections

Aitkin County – Michelle-Scheduled for 10AM on Friday July 24th. COVID-19 policies will be part of this visit.

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MNDH – Kent – During his visit, the campground water supply was tested and passed. Ed had a general discussion with him about a well that needs capping and various pool heating systems.

COVID-19

Preparedness Plan-Kurt has drafted a plan which is under review by the Board.

Protocols-Will be posted on the web, in the campground office, and in the campground shop.

Openings-Pool will remain closed for the time being. Bathroom/shower house will remain closed except in the event of severe weather. Laundry room is open with a posted COVID policy to follow.

Supplies-Ed and Scott Berge monitor and reorder as necessary.

Declaration and Bylaws-Jim Boldenow has edited them for format consistency and this set has been posted on the web.

Seasonal Rental Agreements

Pet Fees-One pet fee is outstanding.

Board clarified that new renters moving in midseason need to pay their own pet fee and the Management fee.

Updates-One rental agreement is outstanding.

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Proposed language on site lay out set backs- Kurt is drafting a change to the rules in regard to camper placement so neighboring sites split the 10 foot RCA spacing requirements when camper placement is impeded in an adjoining campsite.

Camping and Screened Tents: Rules for tents are addressed in the governing documents. To reiterate small tents and screen tents can be put up while in residence and then need to be taken down before departure. Larger tents for overnight accommodation can only be put on a site without an RV unit present.

WiFi

Cost -To date WIFI expenditure has been \$2377.38

Accessibility-Board has been made aware that iPhone connectivity has been poor and will discuss with Jim A.

Burying cables-This will proceed once all the operating system issues are worked out. The placement of cable will be mapped out for future reference.

House

Insurance-Waiting for 3rd party bid for insurance payout for the water damage that occurred in the house.

Project cost updates-Scott Berge, along with the building committee, is obtaining cost estimates for various other needed repairs to the house in addition to the water damage. The Board will present this information at the Owner's meeting in September.

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House cont:

Language-Ed will draft a document explaining options for the house and present it at the Owner's meeting.

Employees

Dave and Caleb do the mowing. So they can do their work efficiently, they request that Owners ask permission to use the lawn mowers and other equipment before taking it.

In the past a release document was to be signed if owners wanted the Caretaker to mow closer than 10 feet from their camper. Ed will look into getting this document and making it available for owners who want this mowing done.

Scott continues to cover Sunday, Monday, and Tuesday when Dave is off. He also has been taking care of the pool every day.

Board members continue to supervise employees work and projects.

Pool

Puff-Board will research cost of replacement vs repair.

PPE-Staff will need a Respirator if pool were to open. Scott Berge is looking into obtaining for staff.

Solar Cover-Board was approached about purchasing and will check into getting one.

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M.O.P.'s (Method of Procedure)

Board discussed and agreed that there is a need for written M.O.Ps for Winterizing Process/Start up Process for Site lines, Shower house, the House, and Puff. This will aid those who are involved in these procedures at the start and end of each season. The Board would appreciate it if those who have done these procedures in the past would assist in the write up.

Committees

Grounds-Ed could donate a lawn mower to replace the push mower if it needs replacing.

Docks-Newly added slips have been rented and paid for.

This Fall the Board will reevaluate the addition of 20 foot extension and 20 foot wing onto new slip dock at the boat landing. Water depth is a key when putting in and taking these docks out and therefore will factor into this decision.

Slip dock needs resurfacing and the cost would range from approximately \$3000-16,000. The most economical solution is re-surface with new boards. This project will go into next year's budget.

Buildings-No discussion

Landscape-Beach and Beach planters- To approve their replacement, the Board requests a plan/drawing of the proposed project because the bids the Board received did not include a plan.

Trees throughout the campground were assessed. Kokesh was approached and has agreed to do the work based on a group rate. To proceed, Ed needs a response from site owners who were asked about trees identified on their site as needing removal and/or trimming.

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Committees cont:

Social-Jim Boldenow will work with Committee members to get an event planned for the weekend of the Owner's meeting.

Overflow-Ed will continue to work with this committee on various projects and cleanup.

Extra/Closing Topics

Board was asked if there is a way to operate without Aitkin county oversight. The Board felt that is not an option as campgrounds fall under their jurisdiction.

An email will be sent to site owners and seasonal renters to remind them that kayaks are not to be left in the middle of the swimming beach when not in use. When not in use they should be stored at the owner's campsite, in overflow, or in one of the racks that can be rented for the season.

Save the Dates

- Board Meeting 8/16/20 @10 AM @ HLC
- Owners Meeting 9/19/20 @ 10 AM @ HLC

Motion (Ed/Jim) to adjourn the meeting at 10:58.

Respectfully submitted,

Kathy Duderstadt