

**Hickory Lake Campground Cooperative Association**  
**Board Meeting Minutes**  
**9-19-20**

Type of Meeting: Regular Monthly

Meeting Facilitator: Ed Gangl - President

Invitees: Scott Berge, Kathy Duderstadt, Ed Gangl, Jim Boldenow and Kurt Wuollet

Members present-Ed Gangle, Scott Berge, Jim Boldenow, Kathy Duderstadt

I. Call to order at 9:09 am

II. Consent Agenda

- a) Application for membership for Site 33 - James & Kristin Nagel and Michael & Nicole Janke (Exhibits A1 – A4)-**Approved**
- b) Lot Alteration Request Approval for Site #40 Bjork - drain tile & platform (Exhibit B)-**Approved**
- c) Lot Alteration Request Approval for Site #56 Grivna - gravel pad (Exhibit C)-**Approved** noting pad size must be consistent with request specs.
- d) Lot Alteration Request Approval for Site #2 Crandall – removal of dead trees (Exhibit D)-**Approved**
- e) Lot Alteration Request Approval for Site #33 Atkins – remove three trees (Exhibit E)-**Approved**
- f) 2021 Budget to be presented at Annual Meeting (Exhibit F)-**Approved**

III. Treasury Report

- a) Updates / Status-Projected budget is on track
- b) Received closing fee of \$300 for sales of Site 45
- c) Additional discussion on 2020 budget and 2021-No dues increase needed in 2021. Some of the extra expenses incurred this year were for a larger dumpster and new WIFI equipment. Proposed 2021 budget approved in consent agenda.

IV. Proposed language on site layout setbacks-Board will inform Members at Annual meeting today that the plan is to place the proposed change to language on the November ballot for Members to vote on.

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V. Wi-Fi-System setup costs exceeded budget by \$800 this year. Next year the plan is to place additional routers and bury cable.

### VI. House

- a) Insurance-Received additional \$17,000 for a total of \$24,788.54 from North Star Insurance for water damage claim.
- b) Project cost updates-Estimate for water damage repair and clean up only, is approximately \$40,000.
- c) Information sheet for members-Three options regarding the house will be presented at the owner's annual meeting and then placed on the November ballot. Options are:
  - 1) Fix the house and Association manages as a rental
  - 2) Tear down and repurpose the area to benefit the entire community
  - 3) Fix or sell unit as is to Association member or another party

After the members vote to indicate what option they prefer, the Board members will work on a plan for that option.

### VII. Bjork Topics

- a) Board Members discussed the suggestions Scott Bjork presented to the Board in an email. His ideas included a change to the pet fee charged to Seasonal renters, switch volley ball court to a dog park, reduction in the seasonal rental fee, limiting what can be stored in overflow, and adding a target range in the overflow area. Board discussed and will bring these ideas and their thoughts up for discussion at the annual meeting.

VIII. Annual Meeting Agenda-Reviewed and approved the agenda for the Owners meeting.

### IX. Rules and Regulations

- a) 2021 Fine Sheet –Board discussed a fine schedule proposed by Jim Boldenow. Proposed fines are related to long established campground rules. Board agreed to issue a warning before issuing a fine. Approved after discussion. Board will present the proposed fine schedule and give Members an opportunity to express their opinion at the Owner’s meeting.

### X. Employees

- a) Dave – leaving around 10/3/2020

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X. Employees cont:

- b) Caleb – in school (available on an as needed basis)
- c) Scott – left 9/8/2020
- d) Next year’s staff-Board members will work on hiring during the off season.
- e) Employees-Ed continues to meet with and direct staff.

XI. Pool

- a) Midnight Sun was here on 9/18/2020 to winterize the pool. Ed talked with them about the best options for a new heating system to replace Puff. Recommendation, based on this climate, was to replace Puff with a propane boiler. Board will continue to gather more information on options. It was also recommended that the non liquid chemicals be moved to an unheated storage unit to reduce corrosion inside the pool shed. Liquid chemicals need to be in a heated storage unit so they don’t freeze over the winter. A solar cover cannot be used due to potential for entrapment.

XII. Committees

a) Grounds

1. Boat Launch-Estimate from Benson to repair damage sustained from ice heaving came in at \$600.00. No permit required if damage is fixed in the same year it occurred. Board may opt to wait to fix the launch until next year to avoid paying twice in case ice heaving causes the same problem next Spring.

2. Docks-Have ramps that need to be installed. Water depth likely the determining factor as to whether an additional 20 feet can be added to the two south docks. The slip dock will be resurfaced next season.

b) Buildings Committee-See previous notes on house discussion.

c) Landscape Committee

1. Beach bench and planters-Nova has enlisted Sean Brown’s help to evaluate structure to better understand exactly how best to rebuild. He will work on a plan and estimate for the project.

d) Social Committee-Inactive this year due to COVID19 restrictions.

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### XII. Committees cont:

- e) Overflow Committee-Area has been cleaned up during the season and new lights installed. Overflow area will be a topic for discussion at the Member's annual meeting. Board will be reinforcing that the space is limited so cars need to be parked on Owner's site first, and that this area is not to be used for long term storage or a dumping ground.
- f) Nominating Committee-Need to appoint members to this committee. Need nominations for one Board position to place on the November ballot. None received to date. Board will take nominations from the floor at the Annual meeting.

### XIII. Season Closings

- a) Docks out – Saturday, October 3 (call in to Larry, waiting for reply)
- b) Water off – Saturday, October 17 as Aitkin Rental compressor not available until then.

### XIV. Extra/Closing Topics

### XV. Save the dates

- a) Next Board Meeting planned for October 11th at 9:00am..

Meeting adjourned at 9:58am.

Respectfully submitted,

Kathy Duderstadt