

# Hickory Lake Campground Cooperative Association

## Board Meeting Agenda

**Date: 10/11/2020**

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Time: 9:00 am

Type of Meeting: Regular Monthly

Meeting Facilitator: Ed Gangl-President

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

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

Meeting called to order at 9:13 AM

### Request for Lot Alterations

- Site 20 Berge Shed – Tabled until after November ballot results regarding storage unit language are known.
- Site 50 Boldenow – Picnic table/patio green space area. Approved by the Board.
- Site 4 Wuollet – Concrete pad for park model, adding dirt, grading of site, and laying sod. Board approved, pending receipt of required Lot Alteration Request form so Board can sign off on proposed changes. Board advised that installing a concrete pad may involve Aitkin county approval.
- Site 13 Fearing/Justin – Deck was approved. Board approval of 4x7 foot patio and paver placement pending. Owner needs to assure the Board that there would be adequate space for parking a vehicle on site with the addition of the stones and the patio.
- Site 42 Stewart/Cahill – Addition of a deck, ramp, shed, and sauna. Ed sent two emails to owners requesting a detailed drawing, indicating measurements of items and their specific placement on the site. No response received by meeting date so review and approval of this request could not be accomplished at this Board meeting.
- Site 11 Barthel - Gravel pad for camper, removal of two trees, relocate existing shed. Board reviewed site drawing accompanying request. Board expressed concern that the

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### **Request for Lot Alterations cont.:**

- Site 11 Barthel cont.:

intended camper is large in relation to site measurements and may not leave enough space for parking one vehicle on site after RCA rules are taken into account. Board did not approve the request for these reasons but will reconsider after the owner submits a drawing with more specific measurements detailing where the camper and the fill will be placed.

### **Treasurer Report**

- Updates/Status-All 3rd quarter dues have been received and electric bills have been sent out. Fourth quarter dues will be invoiced with a due date of November 30th.

### **Insurance Review**

- Policy coverage for next year was reviewed. Watercraft coverage for old boats owned by the campground will be removed as well as for the lawn mower. It was felt no change is necessary to replacement values in the policy. Pool is not scheduled therefore it is not covered. There is no Directors Liability insurance included which would cover property damage to a site caused by any of the Board's decisions. Board did not feel coverage was necessary. Ed will follow up with the agent on all discussed changes to next year's policy.

### **Closing Fee-**

- After discussion the Board continues to feel it is reasonable to charge this fee because the requirement for Board member involvement in the sales of sites.

### **WIFI**

- Shut down to lower speed vs total shut down Oct.30(\$50 vs \$30 / month)-Board members decided to keep WIFI speed as is in order to allow for a connection to a WIFI thermostat in the pool house so temperature can be monitored during the off season.

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### WIFI cont.:

- Board recognizes and thanks Jim Apple for all the work and personal time he has devoted to setting up the new WIFI system and for managing the Gmail accounts for the campground.

### Rules and Regulations

- Fine Sheet- The Board stressed that the goal is not to collect fines but to bring rules to camper's attention in order to reduce repeated infractions which have been occurring.

### Seasonal Rental Agreements

- Bjork comments were taken into consideration and an email outlining the Board's decisions will be sent to him.
- Board emphasized that in order for a rental contract for the next season to be considered complete, an agreement signed by both the site owner and renter, and the \$250 fee must be received by the deadline.
- Fines after due date-After the due date (9/30) a \$25 daily fine will be charged until the signed agreement and the \$250 fee are received.
- The Board will send a reminder email to Owners who have outstanding agreements for next season. In addition, to help facilitate getting agreements turned in on time next year, the Board will remind Owners at the annual meeting of the due date for the 2022 season.

### Ballot Items

- Storage unit language-Proposed language, as discussed previously with owners, will be on the ballot in November for Owners to vote on.
- Site set back language-Has been drafted and will be on the November ballot as well.
- Golf cart usage-Since the Owners Meeting, it was determined that the Board has the authority to grant the use of a golf cart by an owner, for medical reasons, based on rule

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#7 section C. The Board approved Nathan Stewart's request to have a cart on the campground, therefore, this item will not be on the November ballot.

### **Ballot Items cont.:**

- House Direction-The three options, as discussed at the owners meeting, will be on the November ballot.
- Board candidates-The Board received one Candidacy form by the deadline from Nova Steinke. Her name will be on the ballot for the one Board position available for filling next year.

### **Employees**

- Dave – Left 10/3
- Caleb – In School. Will not be on call to work this quarter due to the cost of processing the additional payroll.
- Scott – Left 9/8
- Next year-Board will delay hiring next year's staff until closer to the start of the season.

### **Pool**

- Off season research will be done on a replacement heat source and installation details. Will look into whether a separate propane tank by the pool house would be necessary or if it would be best to dig lines from the shower house propane tank.
- Board feels it would be helpful if a couple Owners would volunteer to get certified to maintain the pool. This would provide coverage for staff's days off. Cost of getting the certification would be borne by the association.

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

- Winterizing Process/Start up Process-Ed will document the processes for the following while shutdown occurs on 10/17/20:
  1. Site lines
  2. Shower house
  3. House
  4. Puff

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### Committees

- Volunteer Coordinator-Lisa Boldenow and Bobbi Shafer have indicated they are willing to be Volunteer Coordinators who would facilitate campground projects that are proposed by the Board or Owners. They would take all suggestions and work with the Board members, Owners, and volunteers to coordinate approved projects with the goal of completing them in an agreed upon time frame. The Board thanks them for volunteering, approves their proposal, and will coordinate with them going forward.
- Grounds
  1. Boat launch-No discussion
  2. Docks-No discussion
  3. Electric meters-The Board recommends that our meters should be replaced soon, as this is routinely done every 10 years. Two meters had to be replaced this year at a cost of \$150.00. It was determined at the end of the season that another one is not working.
- Buildings-No discussion
- Landscape -
  1. Beach Bench and Planters-Sean has a plan drawn up and is working on a price quote.
- Social-No discussion
- Overflow-No discussion
- Nominating-One Candidate form received by this Board meeting date.

### Season Closings

- Docks Out – Saturday, October 3-Will finish removing new docks on 10/17.
- Water Off – Planned for Saturday, October 10th but the Aitkin Rental compressor not available until 10/17. Compressor has been reserved for HLC on the 17th.

### Extra/Closing Topics

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- Noted this weekend that the dumpster was not emptied this week so dates of the service contract will be verified.

### **Extra/Closing Topics cont.:**

- Entrance gate-Board discussed the possibility of moving the gate at the Overflow entrance to the main driveway west of the house in order to cut down on the amount of unknown vehicles entering the campground after the season is over. This would require installation of a combination keypad so owners, snow plow operators, and emergency services can open the gate during the off season.
- The Board thanked Scott Berge for serving on the Board.

### **Save the Dates**

- An Organizational meeting will be held on 12/2 at 7PM.

Scott Berge motioned and Jim Boldenow seconded that the Meeting be adjourned at 11:02AM.

Respectfully submitted,

Kathy Duderstadt