

# Owners Annual Meeting 9-19-20

---

## Meeting called to order at 10:08 AM

### Welcome/Introduction

- Board Members-Present Ed Gangle, Scott Berge, Jim Boldenow, and Kathy Duderstadt
- *New Owners* were introduced.
  1. Site 42 Nathaniel Stewart and Barbara Cahill
  2. Site 51 Ismael and Mary Toledo
- Five Board members –Ed asked owners to keep in mind that the Board serves 56 sites with the goal of governing for the benefit of the entire Hickory Lake community.

### Budget – Jim Boldenow

- *2020 Projected*-To date income \$4000.00 ahead of projected. Additional expenses were incurred due to COVID19 regulations, larger dumpster, and for WIFI equipment.
- *2021 Proposed(Adopted)*-No increase in dues for next year. 2021 budget is similar to the 2020 budget.
- When Jim asked if there were any questions Rene asked if any money was saved since the pool wasn't being heated. No savings realized because wood for Puff was purchased but not burned.

### Board Changes

- **Office Hours**-To keep all Board members apprised of Owners questions and concerns, and to promote efficiency, the board requests that all issues be addressed either via:
  1. The Board Email
  2. Pre-Scheduled face to face meeting
- **Request for Lot Alterations**
  1. Will be reviewed at monthly Board meetings, then response emailed out
  2. Apply for permits from Aitkin County only after receiving Board approval and Authorized Agent form. Aitkin County won't approve a permit without this form.
- **Selling sites**
  1. Refer to the selling process sheet on the HLCCA website.
  2. The Board does not function as a reality office nor does it sell your site.
  3. The Board provides closing documents & gets the Certificate issued.
  4. \$300 Closing Fee payable to HLCCA was initiated to cover the costs of the lawyer for issuing the Certificate, the cost of background checks, and for work the Board does related to the closing procedure.
- **Pet fees**-The Board received a written request to drop the \$50.00 pet fee assessed to Seasonal renters because Owners have not been paying a pet fee. Board feels it is reasonable to assess

# Owners Annual Meeting 9-19-20

---

this fee to renters because owners have a vested interest in the upkeep of their site and the common areas. Board voted to keep the fee in place but is willing to address this again if this fee is the stated reason Seasonal spots are not being filled on multiple occasions.

- **Seasonal Rental Agreement Fees**-Board received a written request to reduce this fee. Since this is a long standing fee, and a source of revenue for the Association, the Board voted to keep the fee as is.

**Covid-19**-Continues to affect campground operations. Board will continue to follow state guidelines.

## WIFI

- *Overview*-Coverage is at least as good as, or better than, before the new system was in place. Goals for next year are to install 2 more repeaters and bury cable.
- **BIG Thank You** to Jim Apple for all the hours he put into getting WIFI up and running.

## Pool

- New pump and multiport valve were installed this year at a cost of \$1800.
- *Puff/new heat source*-Ed's research has found that most pools in this area are heated by a propane heater. This type of heating system would result in work savings and increased efficiency. Goal is to have a new system in place next spring.

## Docks

- *New docks* –This year 20 feet was added onto one south dock for more temporary boat parking, and 60 feet was added onto the other dock to extend it's length and to provide 4 more boat slips for rental. New ramps have been received and will be installed next year. Total cost was \$6100 which slip rental revenue should pay back in approximately 3 years. Extending these docks any further might make installation and removal too difficult due to water depth.
- *Beach Dock* – Has been resurfaced.
- *Slip Dock* – Planning to resurface next year completely.

## Boat Launch

- Benson estimated repairs due to ice heaving would cost \$600.00. DNR allows repair without a permit if repair is completed same year as damage occurred. Board will likely defer until ice out next Spring to save paying for repairs twice.

## Boat Launch cont:

# Owners Annual Meeting 9-19-20

---

- *Open/close to the public*-Discussed whether the campground should continue to allow the public to utilize our boat launch. Fee is hard to collect and doesn't generate that much revenue.
- *Control of Invasive species*-Brought up for discussion whether owners are concerned about this. Farm Island has zebra mussels, so likely they will filter into Hickory, but limiting boat access might help delay infestation here.
- Jim Boldenow asked for owners to email him their opinions on public use of the boat launch.

## Rules and Regulations

- **Parking**

1. Each site is designed to have parking for one vehicle
2. It was emphasized that everyone should be parking one vehicle on their site. This is especially true on Holiday weekends so overflow parking is available for visitors and extra boats and trailers.
3. No parking is allowed on Common Element areas except if permission is requested and granted.

- **Overflow**

1. This area is primarily for boats and boat trailer parking.
2. Provides parking for extra/visitor vehicles.
3. Other trailer types specific to your needs for a stay at HLC can be temporarily parked here.
4. Trailers are to be tagged, listing your Site # and last Name. Vehicles need an ID card in window listing Site #, Name, and Phone #. Tag supplies are in a plastic box mounted on the SW corner of the Gathering Room.
5. The overflow area can no longer accommodate parking for 2 items for 56 campsites as stated in the campground rules. Please be considerate before utilizing this limited space.
6. Is not a dumping ground-For instance 20 abandoned tires were found this spring. HLC money was used to dispose of them.
7. Is not for free storage for unused items during the season
8. *Off Season use*-Boats may be stored in overflow for now. Will readdress if space becomes inadequate.

- **Fine Sheet**

Due to repeated infractions of some long established rules governing the campground, the Board established fines to discourage repeat offenses. The fine sheet was distributed to owners at the meeting and owners were informed that warnings will be given before a fine is issued.

# Owners Annual Meeting 9-19-20

---

## Season End

- *Docks Out*- scheduled for October 3rd.
- *Water off*-First available date for Compressor is Oct 17th. Ed has it reserved. The reason water will be shut off on Saturday is due to potential difficulty in obtaining last minute supplies on a Sunday .
- *Shower House*-Had to be closed this season due to COVID19 regulations but it was made ready to go in case the pool could be opened up.
- Board received a request to have the shower house open and water left on for use in November. The Board denied this request due to expense involved. Last year the cost to heat the shower house for the month of November was \$627.00. Board would allow temporary placement of a rented porta potty in November if individuals pay for it themselves.

## Committees

- Overview-Each committee is made up of a Chairperson and a group of volunteers who liaisons with a specific Board member to propose, plan, and organize projects. Board Members encouraged people to volunteer for a committee in order to reduce expenditures for maintenance and improvement projects.
- Gardening/Landscape-Beach structure & planters- Nova obtained and provided estimates to rebuild the same structure. The Board asked for a more detailed rebuild plan and estimate after an evaluation of the current structure's status is completed. Sean volunteered to evaluate the structure and provide a revised plan and estimate to the Board.
- Grounds
  1. *Dog Park*-The Board received a request to consider switching the current volleyball area to a dog park. No formal plan or estimate was submitted along with the request. The Board pointed out that the volleyball court was not available this season due to the COVID restrictions in place for playground areas. Board is not in favor of the suggestion because it was felt that kids do use the court when available. It was also felt that a dog park would require additional maintenance and monitoring, and because current rules prohibit chain link fences which would be necessary to enclose the area. Jody asked if the area couldn't be converted into another campsite.
  2. *Proposal for a Target Range located over the septic field in overflow*-Board not in favor due to extra monitoring for safety and the potential for liability issues.
- Buildings-See House discussion
- Social-Inactive due to COVID19 regulations

# Owners Annual Meeting 9-19-20

---

## Committees cont:

- Overflow-See previous discussion
- Nominating
  1. Nominations for Board position-None received to date. Board reminds members to ask the person they have in mind if they would like to be nominated for the Board before doing so.
  2. Nominations from the floor were asked for. None received during the meeting.

## Election

- The open position is for a three year term. Specific positions that Board members will fill next term are determined at the Board's organizational meeting following the election.
- *Email list for Ballots*-Request has been sent to Members to review and edit their email address.
- Candidacy forms are to be submitted to the board by 10/4.
- Candidacy forms are to be sent out to members on 10/5.
- Ballots will be sent out the week of 11/1.
- Election closes 11/20.

**Proposed storage unit language**-This was discussed at the Spring meeting. Proposed language will be placed on the November ballot for owners to vote on.

**Proposed site setback language**-Proposed language written so adjoining sites share the burden of abiding by the RCA placement. There are about 8 sites that can't abide by the current placement language. Proposed change will be placed on the November ballot for owners to vote on.

## House

Approximately \$24,00.00 has been received from the Insurance claim submitted for water damage sustained.

Written handout was provided to Members in attendance which outlined three options the Board is proposing.

- The house could be demolished and then the area repurposed to a structure or a space which all of the Hickory Community could utilize.
- It could be fixed or sold as is to an individual but it would remain a unit subject to CIC rules which, for example, allow for seasonal rental only. The purchaser would be responsible for all maintenance, repairs, insurance on the building, and Association dues.

# Owners Annual Meeting 9-19-20

---

## House cont:

- The campground association could fix it and rent it out seasonally. Estimate for water damage repairs & mold remediation came to \$40,000; possibly more. Discussion with Members included what additional repairs would be needed, at a minimum, to make it a suitable rental unit.

Questions Members asked included what would demolition cost and if there is a real estate appraisal. The Board has not obtained actual cost estimates for each option but would do this once the members have indicated what option they prefer. The Members will have the opportunity to vote for their preference on the November ballot.

Jim Boldenow stressed that everyone needs to think in terms of what option would achieve the best cost benefit for the campground.

## Additional questions not sent into the board

El Berge asked if the lot alteration request he submitted for building a shed on his site could be voted on today. Ed explained that his request had been reviewed by the Board at the August meeting. It was tabled due to the changes that are being proposed to the storage unit language which the Members will vote on in November. Unable to grant his request to vote on it today because a quorum was not established. Ed explained that if the Board had to take up his request at this time it would be denied based on current storage shed rules.

Nathaniel Stewart asked if his request to have a golf cart on the campground could be considered by the Members today. The Board had refused his request at the August Board meeting due to current campground rules prohibiting golf cart use on HLC property. After discussion, the Member asked that his request be placed on the November ballot. The Board agreed to do so. In the meantime the Board gave him permission to park his golf cart in front of the house.

Tara motioned and Rene seconded that the meeting be adjourned.

Meeting adjourned at 11:52

Respectfully submitted,

Kathy Duderstadt