

Organizational/Board Meeting

12/2/2020

Time: 7:00 PM

Type of Meeting: Organizational/Board

Meeting Facilitator: Ed Gangl

Invitees: Ed Gangl, Jim Boldenow, Kurt Wuollet, Kathy Duderstadt, Jim Apple

Members present: Ed Gangl, Jim Apple, Jim Boldenow Kurt Wuollet, and Kathy Duderstadt

Meeting called to order at 7:18 PM

Officer Positions

- **President**-Ed Gangle agreed to serve another year as Board President.
- **Vice President**-Kurt Wuollet volunteered to serve in this position.
- **Treasurer**-Jim Boldenow will continue as the Treasurer.
- **Recording Secretary(Treasurer's Assistant)**-Kathy Duderstadt will continue in this position.

Results of Ballot Items

- Change to Site Setback Language
 1. Yes votes-37, No-votes-7
 2. Decision to amend the language-Jim Boldenow motioned and Kurt seconded to approve the amended language as written. Motion passed.
- Change to Storage Unit Language
 1. Yes votes-35, No votes-9
 2. Decision to amend the language-Jim B. motioned and Kathy seconded to approve the language as written. Motion passed.
- House options on the ballot
 1. Teardown and reutilize the area received 34 votes from members.
 2. Sell as a unit to a party as a member of the Association received 9 votes.
 3. Repair the house and have the Association Manage as a rental property received 1 vote.

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House option on the ballot cont:

4. Resolution-Board approved teardown of the house and reutilization of the area where the house is located which was the option that received the majority of votes from the Association members.
5. Discussion-
 - Ed will send out an email to Association members to ask for volunteers to spearhead this project.
 - Kurt felt John Benson might have information on who does demolition of buildings.
 - Ed suggested items in the house could be sold via a silent auction.
 - An Association member suggested a pole barn could be erected with large garage type doors. It could be a sheltered picnic/gathering space, house an office and the WIFI equipment.
 - Another idea Ed proposed is to save some space in the area for a backup RV parking spot in case we hire a second work camper in the future.

Request for Lot Alterations

- Site 20 Berge Shed-Not approved as alteration request does not comply with amended storage unit language passed on November ballot.
- Site 50 Boldenow request to build a 8'x8' deck was approved.
- Site 13 Fearing/Justin request to build a patio could not be acted on as the Board has not received the additional information requested regarding the patio and site parking plan in an email sent out 11/15.
- Site 42 Stewart/Cahill request to build a deck, ramp, shed and sauna could not be acted on as the Board has not received the additional information requested in an email sent out on 11/15.
- Site 11 Barthel request for the addition of a gravel pad for a camper, removal of two trees, and relocation of existing shed could not be acted on. During a discussion on 10/24 Ed asked for additional detailed site drawing so the Board can review the request. This

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request remains as pending until the additional information is received.

Insurance Review

- Scheduled building value signed and submitted
- Requested Lawnmower(Cub Rider) to be removed from schedule
- Requested 3 watercraft('74, 14' Sea Nymph) to be removed from schedule
- Removed straight floating dock and change made to reflect the "New" straight galvanized steel dock with poly decking(8' ramp & 60' of dock). Value -\$6300.00
- Removed L-floating dock and made a change to reflect the "New" 4-slip galvanized steel dock with poly decking(8' ramp & 100' of dock) Value - \$9000.00
- Puff – Since this is a standalone piece of equipment, it would need to be a scheduled item to be insured.
- Future Heat source – If housed inside the pool house it is covered. If it stands alone it needs to be a scheduled item in order to be insured. If it is mounted to the exterior of the pool house it should be covered but this would need to be verified with the underwriter at time.

Treasurer Report

- Updates/Status-
 1. To date income received has been greater than expenditures. 2020 budget will be finalized at year's end and presented at the next Board meeting.
- House – North Star Insurance
 1. Latest Payment to HLC - \$5,916.69
 2. Total to date received - \$30,700 which will be dedicated to teardown of the house and repurposing project costs.

Acquisitions

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- Miter Saw-Board agreed with Ed's expenditure of \$179.00 to replace the broken saw.

Acquisitions cont:

- AED Signage-Ed recommended purchasing because the device was moved to various locations during last season. Cost for the sign would be approximately \$15.00. No objections from the Board members.
- Cleaning Barricades-Board agreed with this purchase. Will wait until Spring to buy them.
- Other -
 1. In the past Association member's tools have been used when putting in and taking out the docks and occasionally their tools have been lost. The Board agreed with Ed that is necessary to buy and supply necessary tools for the workers who are doing this and other campground work projects.
 2. Discussion regarding placing a gate at the front entrance to provide better security will continue.
 3. Jim A. brought up the need to purchase 2 poles for the WIFI repeaters in the future.
 4. The golf cart will need at least one battery replaced in the Spring due to a broken terminal.

Employees

- 2021 Season
 1. Hiring of next season's employees will be delayed until closer to season opening. Dave has expressed interest in returning.
 2. Ed will send out an email asking for volunteers amongst the Owners to cover the pool responsibilities on the Caretakers day off. It is the Board's intention to pay the fees for up to two persons for the required classes to become certified.

Pool

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- Research on heat source will continue during the off season.

Extra/Closing Topics

- Ed plans to get more information regarding a gate for the front entrance.
- Jim A will change the password for the Board email.

Save the Dates for Board Meetings in 2021

- Board Meeting – 1/24/21 8 PM
- Board meeting- (proposed) 2/24/21 8PM
- Board Meeting – (proposed) 3/24/21 8 PM
- Board Meeting – (proposed) 4/18/21 10 AM
- Board Meeting – (proposed) 5/24/21 10 AM
- Owners Special Meeting – (proposed) 5/30/21 10 AM
- Board Meeting – (proposed) 6/13/21 10 AM
- Board Meeting – (proposed) 7/18/21 10 AM
- Board Meeting – (proposed) 8/22/21 10 AM
- Board Meeting – (proposed) 9/18/21 8:30 AM
- Owner's Annual Meeting – (proposed) 9/18/21 10 AM
- Board Meeting – (proposed) 10/3/21 10 AM
- Organizational/Board Meeting – (proposed) 12/1/21 8 PM
- Election 11/1/21 – 11/22/21
- Docks Out 10/2/21
- Water Shutdown 10/9/21

Jim Boldenow motioned and Ed seconded that the meeting be adjourned.
Motion passed.

Meeting adjourned at 8:00PM.

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Respectfully submitted,

Kathy Duderstadt