

Board Meeting 2/24/2021

Type of Meeting: Monthly

Meeting Facilitator: Ed Gangl, President

Board Members Present: Ed Gangl, Jim Apple, Jim Boldenow, Kathy Duderstadt, Kurt Woullet

Invitees: Lisa Boldenow, Bobbie Shafer

Ed Gangl called the meeting to order at 8:03 PM.

Agenda

Request for Lot Alterations

- ***NO DISCUSSION NEEDED UNTIL RECEIVING FURTHER INPUT FROM MEMBER***Site 13
Fearing/Justin – 11/15 sent out approval for deck along with AA form. Requested information on patio and parking and informed them patio was left as “PENDING” until information on parking and patio is submitted for board review.
- ***NO DISCUSSION NEEDED UNTIL RECEIVING FURTHER INPUT FROM MEMBER***Site 42
Stewart/Cahill – 11/15 sent out email requesting detailed placement information on their request for Deck, Ramp, Shed, Sauna. Informed them their request is left as “PENDING” until requested information is submitted to the board for review and approval.
- ***NO DISCUSSION NEEDED UNTIL RECEIVING FURTHER INPUT FROM MEMBER***Site 11 Barthel –
10/24 visited with Barthels at their site and talked about the boards need for additional information and accurate site dimensional drawing. 11/15 sent email out requesting more information on their request for Gravel pad for camper, removal of two trees, relocate existing shed. Informed Status is “PENDING” until requested information is submitted to the board and is reviewed.

Volunteer Coordinator Program

- Ed thanked Lisa Boldenow & Bobbie Shafer for volunteering to help coordinate committee projects with the Board’s oversight. They will assist the Board and volunteer committees in identifying, planning, and executing projects with the goal of engaging the community to complete campground projects.
- There will be a dedicated email for Lisa & Bobbie where proposed project ideas can be directed. They will get input from the Board and then communicate via email to the community what projects are in need of volunteers and/or special skill sets.

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Volunteer Coordinator Program cont:

- Bobbie and Lisa will support committee chairs and volunteers in planning and moving approved projects through to completion. They will track the projects keeping the Board informed of each project's progress through to completion.

Treasurer Report

- Jim Boldenow reported that the bills for the first quarter have been sent out and some dues payments have been received. Currently there is \$83,000 total in the bank accounts.

Boat slip Fees/Process

Lottery VS First In First Out system for granting leftover slips.

- After discussion the Board agreed that an email will be sent to Owners who had a slip the previous year, asking if they would like to renew their slip for the upcoming season. Owners must be up to date on fee payments to be eligible for a slip. *The process for assigning open slips via a lottery system outlined in the HLCCA Rules and Regulations will be followed.*
- The Board reiterated that Owners cannot sublease their slip as stated in the Associations Declaration and campground rules and regulations.

Employees

- **2021 Season**
 1. **Primary caretaker** –Ed spoke with Dave and he will return for the 2021 season. The Board agreed to the following:
 - 4 days work week (Wednesday – Saturday) same as last year
 - Start date - around May 1
 - End date - around October 1
 - Wages-\$550 per week, \$137 per day, based on a 10 hour work day and 24 hour on call on work days. *On call is part of the caretaker position as required with Aitkin County campground license.

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- Campsite (valued at \$2500), WIFI, water, sewer, garbage, and paid electricity(\$500 on average) included with the position

Employees cont:

2. Secondary caretaker

- Would likely have to be a community person as the Board doesn't have another campsite to offer with this position. Jim Apple will look into listing the position through advertising sites and Temp Agencies.
- Start date-Approximately May 1st or, as arranged, to allow Dave to orient during his work days.
- End date-approximately Oct 1st
- Work week-Sunday-Tuesday or through Wednesday if an overlap of one day per week with Dave would be beneficial.
- 8 hour work day starting at around 7-8:00 AM
- Wages-\$17/HR-comparable to Dave's package rate.

3. Lawn care help

- Start Date-Will likely hire a student, so approximately the last week in May when school is out and when help with lawn care will be needed.
- End Date-Oct 1st or, if a student, dependent on their availability after the start of school.
- Work Week-likely as last year, Wednesday through Friday.
- Hours -as previous, guaranteed 4 hours with a maximum of 20 per week
- Wage-likely as previous \$11/HR.
- Ed will send an email to Owners asking if any of their children would be interested in the position.

Tenant Check

- Ed clarified that we do not need a physical inspection of the campground to continue using their services because we are not asking for a credit report to be run.

House Plan

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- To date Ed met with Sean Brown and Kevin Vasquez who have volunteered to spearhead the project. They are working on plans and budgets for possible ideas on repurposing the house site.

House Plan cont:

- The Board's ideas include remodeling a portion of the existing building to include an ADA bathroom and a small office to provide work space and record storage, in addition create an outside area for social gatherings. Information and possible options will be presented at the Special Owner's meeting in the Spring.

Pool

- Ed has spoken with Travis at Midnight Sun regarding replacing Puff with a Propane pool heater. Information presented to the Board:
 1. Being a commercially licensed pool requires the heater to be ASME(American Society of Mechanical Engineers) certified
 2. Size needed 260,000 BTU
 3. Propane tank size options-Ed will research costs further.
 - 250 gallon(7'10' long 30" diameter) – would probably have to have it filled 2-3 times per year
 - 500 gallon(9'11" long 37.5" diameter) –One fill would probably last the year
 4. Midnight Sun currently has six 260,000 BTU heaters in stock
 5. Costs
 - Heater \$4800
 - Heater install (mounting and plumbing) \$500
 - Electric – needs 120v outlet and bonding to equipotential grid. Would require hiring an outside electrician due to liability issues.
 - Cost of Solid surface for tank placement to be determined based on propane tank size.
 - Propane service cost to be determined

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After discussion Ed motioned and Kurt seconded to proceed with ordering and installing a propane heater to heat the pool. Motion passed.

Certified Pool Operator

- Ed will send out another email to the Hickory community asking if anyone would be interested in taking the course to become qualified to assist with maintaining the pool during the season.

Projects

- **WiFi**-Ed restarted the system. Jim Apple will get equipment approved at the last meeting.
- **Boat Launch**-Kurt will get in touch with Benson in the Spring to coordinate repairs to the boat launch.
- **Slip dock**-Ed confirmed the material list needed to resurface the dock and will submit it to vendors(Menards & Cedarbrook) for material and delivery quotes.
- **Gate for entrance**
 1. Board feels purchasing a new Gate for the campground entrance is not in the budget based on an estimate from Oberg Fence of \$5300. The Board discussed a couple other ideas including moving the overflow gate to the entrance and purchasing a swing arm closer with a keypad or purchasing a new gate arm for the entrance. Jim Apple will do more research on gate options and costs and get back to the Board.

Extra/Closing Topics

- Ed asked Board members to track time spent on Hickory related work.

Save the Dates

- Board Meeting – 3/24/21 8 PM
- Board Meeting – 4/18/21 10 AM
- Board Meeting – 5/23/21 10 AM

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- Owners Special Meeting – 5/30/21 10 AM
- Board Meeting – 6/13/21 10 AM
- Board Meeting – 7/18/21 10 AM
- Board Meeting – 8/22/21 10 AM
- Board Meeting – 9/18/21 8:30 AM
- Owner’s Annual Meeting – 9/18/21 10 AM

Save the Dates cont:

- Board Meeting –10/3/21 10 AM

- Organizational/Board Meeting –12/1/21 8 PM

- Election 11/1/21 – 11/22/21

- Docks Out 10/2/21
- Water Shutdown 10/9/21

Ed motioned and Kathy seconded the meeting adjourn at 9:08PM. Motion passed.

Respectfully submitted,

Kathy Duderstadt