

# Board Meeting 3/24/2021

**Type of Meeting: Monthly**

**Meeting Facilitator: Ed Gangl, President**

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

**Invitee: David Babbit**

**Ed Gangl called the meeting to order at 8:07 PM**

## **Agenda**

### **Employee Interview for Secondary Caretaker position:**

- **David Babbit** answered the ad for this position and was interviewed by Board Members during the meeting. After discussion the Members agreed to offer him the Secondary Caretaker position. If he accepts the offer, background checks will be requested and personal information needed to hire him will be requested.

### **Request for Lot Alterations**

- **ACTION REQUIRED** Site 21 Brown. Ground Platform with two sets of stairs. Board reviewed and approved the requested lot alteration.
- **ACTION REQUIRED** Site 11 Barthel. Gravel Pad and tree removal. Board approved submitted request with the stipulation that the shed be placed 10 feet from the adjoining site's RV(per RCA placement rules).
- **RV\*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 the patio was left as "PENDING" until information on parking and patio is submitted for board review.
- **ACTION REQUIRED** Site 42 Stewart/Cahill – 11/15 sent out email requesting detailed placement information on their request for Deck, Ramp, Shed, Sauna. Information was received, reviewed, and the request was approved by the Board. Ed will get clarification on the size of the shed and will provide them with the paperwork they will need to obtain a permit from Aitkin county.

### **Treasurer Report**

- Due to mail delivery inconsistencies and to simplify payment processing Jim B will be sending an email to Owners asking them to utilize the following four options for making payments to HLCCA for dues, slip rental, canoe/kayak rental, and season site rental fees.
  1. **Via Venmo**-Hickory Lake Campground Cooperative can be found at:@HLCCA

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## Treasurer Report cont:

2. By mailing a check to Security State Bank in Aitkin **or**
  3. Go to one of the Security State Bank physical locations and deposit a check into the HLCCA bank account.
  4. Electronic billpay transfer to Security State Bank from Owner's Bank
- Garbage service-Jim B. will call to set up garbage service to start April 15th.
  - Jim B. will send out an email to notify the community that there are kayak storage racks still available to rent for the 2021 season.

## Employees

- 2021 Season
  1. **Primary caretaker** – Dave will return for the 2021 season.
    - Requesting 4 days a week (Wednesday – Saturday) same as last year
    - Start date - around May 1st or earlier if/when weather permits water to be turned on in the shower house. Ed will discuss with Dave.
    - End date - around October 1st.
    - 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 caretaker position requirement with Aitkin County campground license\*)
      - Campsite included with WIFI, water, sewer, garbage , and paid electricity(site cost-\$2500 / electric usage-\$500 average)
  2. **Secondary caretaker**-A candidate was interviewed and will be offered the position.
    - Start date-Will discuss
    - End date-To be negotiated
    - Work week Sunday-Tuesday
    - 8 hour work day starting around 7-8AM
    - Wages (\$17/HR-comparable to Dave's package rate)
  3. **Lawn care help**-To be hired
    - Start Date -To be determined
    - End Date-To be determined
    - Work Week (previously Wednesday-Friday)
    - Hours (previously guaranteed 4 with a maximum of 20 per week)
    - Wage (previously \$13/HR)

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## Pool

- Propane pool heater
  1. Heater is ordered and paid for. Need to put in a 3' square pad for the heater to sit on by the pool house. Will schedule the install of the heater when the weather gets nicer. After it is set and plumbed will get an electrician out to do work and get Lakes Gas out about tank location and install. Midnight Sun will do heater start up when they are out to do pool start up.
  2. Propane tank options:
    - 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) – would probably last the year
- CPO – Kathy expressed an interest. Passed on class information.

## Projects

- **WiFi** – Jim A. purchased a new controller and installed it 3/20/21. Ed Purchased and fabricated posts for last two repeater locations. These will be installed later in the spring. System will be increased to full speed at the beginning of May.
- **Boat Launch** – Needs repair prior to use. Kurt W will keep in touch with Benson to coordinate repair. Jim B. will inform FIRM when launch is ready to use.
- **Slip dock**
  1. Ordered and paid for materials thru Cedarbrook Lumber Co. To be delivered the week of 4/5. Scheduling a work day for 4/10 for the project.
  2. Roll off dumpster is needed to dispose of old dock material, slab wood, and other debris that has accumulated around the campground. Ed asked Kurt to order one for delivery 4/5/21 and keep on site for 3 weeks.

## Extra/Closing Topics

- **Pets**
  1. Board was advised that a Pet registry should be started to track information on all animals that campers have on their site. Ed will email the community requesting information on their pets and Jim Apple will enter information into a database.
  2. Pet fees will no longer be charged to renters. Fees charged to renters for the 2021 season will be refunded to them directly.
  3. Banned dog breeds discussion will be on the Owner's Special meeting agenda in May.
- **Golf cart**-Ed checked the golf cart and found that the battery cases on some are cracked and a post is broken on one. Batteries were manufactured in 2015 so they have reached the end of their service and will need to be replaced. Jim motioned and Kurt seconded that new batteries be purchased. Motion passed. Ed will purchase 6 and have by 4/18.

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## Save the Dates

- Board Meeting – 1/24/21 8 PM
- Board meeting – 2/24/21 8PM
- Board Meeting – 3/24/21 8 PM
- Board Meeting – 4/18/21 10 AM at Hickory or via Google meets
- Board Meeting – 5/23/21 10 AM
- 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
- Board Meeting – 10/3/21 10 AM
  
- Election 11/1/21 – 11/22/21
- Organizational/Board Meeting – 12/1/21 8 PM
  
- Docks Out 10/2/21
- Water Shutdown 10/9/21

Jim Boldenow motioned and Kurt seconded the meeting be adjourned at 9:15 PM.

Respectfully submitted,

Kathy Duderstadt