

# Board Meeting Minutes

## 4/18/2021

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**Type of Meeting: Monthly**

**Meeting Facilitator: Ed Gangl, President**

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

**Absent: Kathy Duderstadt,**

**Ed Gangl called the meeting to order at 10:05 AM**

### **Applications for membership**

- **Site 16** – Bill Mittelstaedt and Tanya Wandersee approved
- **Site 35** – **No Action at this time**
- **Site 7** – **No Action at this time**
- **Selling process**
  - Ed clarified the selling process in the declarations, The HLC board has seven business days to review and either approve or deny an application for membership.
  - Jim A will look for ways to simplify the closing process by possibly using e-signature services

### **Request for Lot Alterations**

- **ACTION REQUIRED** Site 25 John Daugherty Lakes gas to install propane tank approved
- **\*NO DISCUSSION NEEDED UNTIL RECEIVING FURTHER INPUT FROM MEMBER\***Site 13 Fearing/Justin
- **\*NO DISCUSSION NEEDED UNTIL RECEIVING FURTHER INPUT FROM MEMBER\***Site 42 Stewart/Cahill – Ed and Jim A met with Toledo prior to the board meeting as he was working on laying out site 42 and drawing plans. Lot owners will resubmit plans and as long as they show what was discussed, RFLA will be approved

### **Treasurer Report**

- All dues up to date
- Slip two was given to Nathaniel Stewart

- Barry Anderson is the only member currently on the waiting list

## Employees

- 2021 Season
  1. Primary caretaker – Dave
    - Requesting 4 days a 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 caretaker position requirement with Aitkin County campground license\*)
      - Campsite include with WIFI, water, sewer, garbage, and paid electricity(site-\$2500 / electric-\$500 average)
  2. Secondary caretaker – Mike McNeil
    - Start date 5/2/2021
    - End date first week of October
    - Work week Sunday-Thursday
    - 8 hour work day starting around 8AM-4:30PM
    - Wages \$16/hr review in 30 days
  3. Lawn care help **TBD**
    - Start Date
    - End Date
    - Work Week (previously Wednesday-Friday)
    - Hours (previously guaranteed 4 with a maximum of 20 per week)
    - Wage (previously \$~~11~~13/HR)

## Covid 19

- Operating under the same restrictions as 2020 for season opening for both the employees as well as the community common elements
- Game room and gathering room will not be open right away
- Signs will be posted on playground to warn that they are not cleaned and to use at your own risk

- Bathrooms will be open and cleaned twice per day, social distancing measures will be implemented.
- Kurt will look into better cleaning agents for the bathroom

## Pool

- Propane pool heater
  1. Heater is ordered and paid for. Need to put in 3' square pad for heater to sit on by pool house. Will schedule install of heater when weather gets nicer. After it is set and plumbed will get 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
    - 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 Taking online class through Horizon Polls June 2&3 2021

## Projects

- WiFi – ongoing last two repeater locations and CAT 5 cabling
  1. WiFi and website Terms of Service and Privacy Policy approved
- Boat Launch – Benson will be in the week of 4/26 to repair
- Water on 4/24, last board member to leave on Sunday turns the pump off
- Docks in after launch has been repaired
- Area behind pump house has been cleared for heater/propane tank
- Area around Puff has been cleaned out. More cleaning of shop and surrounding area before dumpster is picked up
- Slip dock
  1. Finish resurfacing what we can 4/17/2021
  2. Roll off dumpster – Schedule for pick on 4/26/2021

## Extra/Closing Topics

- Pet registry - eMail has been sent. Jim A will send a reminder this week.
- Gate - Nate Bubar sent the board a notification for an active auction on K-Bid for a 23' rolling gate. Board approved \$1000 to bid on the gate. If HLC does not acquire this gate the gate from overflow will be moved to the front driveway.
- Volunteer Coordinators will be updated once HLC is open for the year
- Beach area reconstruction - Sean has submitted plans and material list.

## Save the Dates

- Board Meeting – (proposed) 4/18/21 10 AM
- Board Meeting – (proposed) 5/23/21 10 AM
- Owners Special Meeting – (proposed) 5/30/21 10 AM
- Board Meeting – (proposed) 6/13/21 10 AM
- Owners Special Meeting – 7/3/21 TBD time
- 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

Meeting Adjourned at 11:13 AM

Respectfully submitted,

Jim Apple