

# Board Meeting 5/23/2021

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**Type of Meeting: Monthly**

**Meeting Facilitator: Ed Gangl, President**

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

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

**Board Met with Mike McNeill to conduct his 30 day review.** Based on positive review hourly rate will be increased to \$17/hour.

## **New members**

- **Site 16** – Bill Mittelstaedt and Tanya Wandersee
- **Site 35** – Sale pending receipt of signed documents, closing fee, and second quarter dues.
- **Site 34** - Sale pending receipt of signed documents, closing fee, and second quarter dues.
- **Site 7** – Peggy Zahradka and Francis(Fran) McLellan

## **Selling process for lots**

- Ed will work on merging two files on selling process into one zip file for owners to reference.

## **Request for Lot Alterations**

- Site 7-Zahradka/McLellan - Removal of tree next to park model-**Approved**. Ed will give them contact info for Kokesh because trees must be removed by an Arborist like Kokesh.
- Site 16-Middelstaedt/Wandersee – Removal of two small trees next to their camper. **Approved** The Board stipulates they must be cut by an Arborist like Kokesh per Association rules.
- Site 16 Middelsteadt/Wandersee - Shed. Requested follow up not received, so no action taken.
- Site 13 Fearing/Justin – 11/15 sent out approval for deck along with AA form. Requested more information on the patio and parking location before approval could be given. Photo received 5/22/21 showing where a patio placement and where a car would park on the site. **Approved** with stipulation that a car is parked where the photo indicates.

## **Treasurer Report**

- Receipts-for recent campground purchases by Board were turned in
- Timber Lakes Septic(Goble)-\$125 for shower house issue repair
- Septic Check-Invoice was paid for system check and report
- Tennant Check -Bill paid and recorded.
- Hellmuth & Johnson-Check written and sent

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## Employees

- 2021 Season
  1. Primary caretaker – Dave Ondris
  2. Secondary caretaker – Mike McNeil
    - Start date 5/2/2021
    - Wages \$16/hr initially. After today's review the Board approved a wage increase to \$17/hour..
  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)

Board clarified that Owners may borrow the campground's push mower to mow their site but must ask staff before taking a mower.

## Covid – 19-21-No updates

## 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 installation of the heater when weather gets nicer. After it is set and plumbed will get an electrician out to do the 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 before July 4th.
  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
  1. Repeaters-Ed will coordinate this with other projects requiring rental of an auger.
  2. Cabling-Will defer Cat5 as the system is working OK for now.

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## 3. Power

- **Boat Launch** – Repaired 5/4/21
- **Water on** – 4/25/21
- **Docks in** – 5/8-9/21
- **Slip dock**
  1. Finish resurfacing starting with wing for slips 1&2, swap it out with wing for slips 5&6, then continue with the last two wings
- **Gate-Plan to** dig up the overflow gate & then reposition it at the campground entrance. Electric keypad purchased.
- **Laundry Tub**-Needs to be replaced.

## Septic System

- **Septic Check Report** received and Ed has been reviewing and verifying their findings.
- **Pumping of overflow tanks**-System operation under review and will need to be addressed to ensure proper functioning.
- **Collection tank under road**-Needs to have an access via a manhole cover so the tank does not need to be dug up when there is an issue requiring attention/repair.
- **Pump control boxes**-Various issues with some that need attention and/or replacement
  1. Behind pool area
  2. Overflow area
  3. Between sites 49 & 50
  4. Between sites 37 & 38
  5. Between sites 2 & 3
- **Modifications to system**
  1. Record of Changes-Need documentation of all changes to any part of the campground septic system placed in the files for future reference.
  2. Site 31-Current set up needs to be redone so it meets code
  3. Site 4-Kurt will get in touch with Benson to get details regarding the repair he did for the file.

## Electrical System

- Issue with a bad splice located on an electric pole caused a temporary well shut down last weekend. Mille Lacs Electric came out & determined that it was the campground's issue so Boyd electric was called to do the repair. Invoice pending and it will be paid out of the Capital expense account.

**FIRM-** Jim B will clarify with them that we need notification whenever they are going to use the launch.

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## Shoreline

- **Rock**-Extensive work needing a permit won't be undertaken now. Areas in front of each dock need leveling for safer access.
- **Beach**
  1. **Planters**-Pots will be purchased for flowers this year instead of using old planters.
  2. **Benches**-Need to replace existing structure which staff will do. Switch from stairs to a ramp onto the beach.

**Site 39**-Board will request a new rental agreement from Scott Bjork.

**Site set backs**-Ed replied to Barthel's questions. Will review rules with Owners at the special meeting 5/23.

## Board member responsibilities

- Board asks/prefers that Owners send questions/concerns to the Board email rather than approaching individual members. This will ensure the entire Board is aware of the issue/concern.

## Owners Special Meeting

- **Date & Time** – Sunday, May 30, 2021 at 10 AM
- **Location**-Gathering room both inside and on the deck.
- **Google meet invites**-Jim Apple will send out invites to Owners.
- **Behavior and use of facilities**
- **Upkeep and safety of campers**
- **Outside sources to accomplish**
  1. **Docks in and out**
  2. **Water turned on & off**
  3. **Leaves cleaned up in Fall & Spring**
- **Nominating Committee** – Needs to be formed to get candidates for 2 expiring positions
- **Governing Documents committee**-Need volunteers to draft changes and present them to the Owne

## Extra/Closing Topics

- **Parking of empty boat trailers**-Board all in agreement that **empty** boat trailers may be parked in overflow in the drain field area.
- **Boat Launch**-After discussion Board agreed that Owner's guests may use the launch when the owner of the site is present in the campground.
- Board will ask Sean Brown to have a rough estimate ready for the Owners special meeting 5/23/21 on the cost to demolish the house, in part or completely.

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## Save the Dates

- Owners Special Meeting – 5/30/21 10 AM
- Board Meeting – (proposed) 6/13/21 10 AM
- Owners Special Meeting – (proposed) 7/4/21 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 B. motioned that the meeting be adjourned at 11:49. Motion seconded and passed unanimously.

Respectfully submitted,

Kathy Duderstadt