

Owners Special Meeting 5-30-21

Type of Meeting: Owners Special Meeting

Meeting Facilitator: Ed Gangl, President

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

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

Welcome/Introduction

- **Board Members**
 1. Ed Gangl, President
 2. Kurt Woullet, Vice President – term expiring this year
 3. Jim Boldenow, Treasurer
 4. Kathy Duderstadt, member at large – term expiring this year
 5. Jim Apple, member at large
- **Nomination Committee** for upcoming election of two open Board positions
Ed asked for volunteers for this committee. Al Duderstadt volunteered.
- **New Owners**-Ed introduced the following:
 1. Site 7 Peggy and Fran
 2. Site 16 Bill and Tanya
 3. Site 33 James and Kristin Nagel and Michael and Allison Janke

Volunteers who helped with projects this spring:

- **Dock resurfacing**
 1. Ed Gangl
 2. Jim Apple
 3. Tom Brudeli
 4. Nate Bubar
 5. Craig Grivina
 6. Sean Brown
 7. Jim Boldenow
- **Spring Clean up**
 1. Ed
 2. Jim A
 3. Jim B
 4. Sue and Reggie
 5. Scott Berge
 6. Craig and Charlotte

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- **Spring Clean up cont:**
 1. Renee and Kevin
 2. Nova
- **Water on**
 1. Ed Gangl
 2. Jim Apple
 3. Craig Grivina
 4. Jim Boldenow
- **Docks in**
 1. Jim Apple
 2. Jim Boldenow
 3. Troy Schafer
 4. Craig Grivina
 5. Sean Brown
 6. Klint Snider
 7. Kurt Woullet
- **Garden Plantings**
 1. Nova
 2. Sue Daugherty
 3. Kathy Duderstadt

Board Responsibilities:

- **Ed explained that the Board concentrates on the following functions:**
 1. Fix(set) the amount of the annual, special assessment and assessment(D)
 2. Adopt, amend and revoke rules and regulations
 3. Adopt and amend budgets
 4. Hire and discharge managing units and other employees
 5. Make(approve) improvements to common elements and repairs
 6. Impose and receive payment, fees, or charges
 7. Impose charges for late payment
 8. Grant public utility easements
 9. "general" active management of the Association
 10. Maintain records

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Discussion regarding outsourcing

- Hire a Caretaker vs a Campground manager.
 1. Caretakers role is to take care of the grounds and oversee problems and emergencies. Currently the campground is staffed by Mike McNeill and Dave Ondris.
 2. Campground managers have been hired in the past. They would stay in the house so that they could start working before water to sites was on and stay after it was turned off. This allowed them to start preparing the campground for opening and do what is required to shut it down after the close date. They took care of everything, not just the grounds.
 3. The Board is reevaluating whether it is best to hire a Caretaker or a Manager.
- **Putting Docks in/out**-Checked with the FIRM they don't have the staff necessary to do the job. Checking with a couple other vendors as to whether they can do this.
- **Turning water on/off**-The Board will look into finding someone to do this at start & end of the season.
- **Leaf clean up**- Need help to do this spring & fall because staff are here only while water is turned on. The Board will look into finding a company to do this and get quotes..
- **HOA management**-The Board will explore using this type of service to see if they would be able to help with campground maintenance.
- **Introduction of Volunteer Organizers**
 1. Bobbie Shafer
 2. Lisa Boldenow

Role-They have volunteered to be the point of contact for projects that are identified by the Board or suggested by an Owner. After receiving approval & input from the Board they will send an email to the community describing the project and they will ask for volunteers to complete it. Throughout the project they will monitor progress and serve as liaisons between the Board & the community. They have an email that should be used to contact them.

Covid-19

- The restrictions are lifted.

Behavior and use of facilities

- **Fish cleaning house**-Previously Ed sent an email describing two instances when fish remains were not disposed of properly. He asked everyone to be considerate of others by following the posted procedure for disposing of your fish remains and cleaning up after yourself.
- **Shoreline**
 1. **Dead fish**-Do not leave on shoreline. Dispose of them or notify the Caretaker to throw them away.

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2. **Water toys**-Do not leave them on the beach when you are not there. This is a common element for all to enjoy so take them back to your site so others can use the beach.
 3. **Docks**-Please leave the end of the dock open for large boats (pontoons) to park. It is easier for smaller boats to maneuver into spaces that are closer into the shore.
- **Pet Feces**-Please pick up after your dog!! There is no poop fairy nor is it the Caretaker's job to clean up after your dog. Additional bag dispensers and garbage cans have been purchased and will be installed throughout the campground.

Upkeep and Safety of Campers

- The Board has received comments which will be brought to the owner's attention. The Board does not want to have to fine site owners so please maintain your campsite and camper.

Grounds

- **Pool**-A propane heater has been purchased to replace Puff.
 1. Heater install is underway & will be located by the pool house.
 2. Projected opening July 1
- **Infrastructure**-Due to the age of various systems there have been some issues and updating is needed.
 1. **Electrical Service**-Problem occurred which caused the well & septic to shutdown. Boyd Electric called for repair.
 2. **Septic**-Shower house septic backed up. Goeble's called to do the clean out.
 - A. Control Stations--Some need replacing. Parts alone are \$700 each.
 - B. Tank access at entrance-A manhole needs to be installed as currently there is no way short of digging up the road to access the tank & pump.
- **Traffic Control**
 1. **Boat Launch** closed to the public. The FIRM will be launching non-campground members/renters boats.
 2. **Gate**-To cut down on traffic coming into the campground the overflow gate will be moved to the entrance of the campground. The gate will have an electric keypad.
 3. **Signage**-The sign on the highway was removed. Structure had weakened. Replacement will take into account county requirements.
 4. Sherri asked that we all slow down when driving through the campground. There are more small children now and they can be unpredictable. She asked if speed bumps could be put back. Ed is trying to locate them.
- **House**-Ed thanked Sean & Kevin who met with him in the off season to discuss options and what the community wants. Sean shared the following options and rough cost estimates:
 1. Construction costs have escalated due to COVID.
 2. The cost of demolition would be approximately \$80-90,000

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3. To demolish & build a handicapped bathroom, a small office (for secure file storage & WIFI placement), and an outdoor pavilion with a roof would cost ~ \$150,000.
4. Just a basic post and frame pavilion with a metal roof would cost \$50-60,000.
5. To maintain the house there are some necessary fixes needed like replacing the front door.

Jim B stressed that no costly project would start until the community is informed and input is received.

- **WiFi**
 1. Two more repeaters will be installed
 2. Use agreement was sent out by Jim Apple
 3. Jim Apple responded to Kevin that the extension cord by his site is temporary until cable is buried.

Budget

- Jim Boldenow reported we are in a good position with a total of \$90,000 in the bank accounts. He thanked everyone for paying their dues using one of three options he presented. Dues go into the General fund in order to help avoid special assessments. He reported that a total of \$2000 has been paid in legal fees this year. Jim Boldenow informed us that we have a total of \$35,00 from insurance payout due to the water damage the house sustained.

Overflow

- **Boats and boat trailers**-Those items which will be used during your stay at Hickory can be stored in overflow. Staff can move your empty boat trailers to the drain field area by hand or by using the golf cart. This will free up more parking for boats and cars.
- **Extra vehicles**-For guests or after parking one car at your site.
- **Trailers specific to your stay at HLC only.** Please do not store other personal items in this area. Please be considerate of others as this space is limited and it is meant for the entire community.
- All trailers are to be tagged with your Site # & Last Name. All vehicles need an ID card in the window with your Site #, Name, and Phone#. Supplies are in a plastic box mounted on the outside of the Gathering Room on the SW corner. This makes it easier to locate you if your trailer or car need to be moved.
- No longer able to provide space for two items per site in the overflow parking area.
- This area is not a storage facility during the season. Extra items that have not moved in a year or more need to be cleared out.
- **Off Season use**-OK to store boats as space allows.

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Governing Documents

- Adopted as written when Scott Tonneson turned over the campground to the owners.
- New Legal Council has been engaged who specializes in Association law as the previous lawyer has not been responsive.
- Phaedra Howard of Hellmuth & Johnson were hired to review our governing documents.
She found that there are inconsistencies between documents and advised that rules need to be the same for owners and renters. Therefore some of the governing documents need to be reviewed and amended.
- The Board is looking for volunteers to work on reviewing documents, and drafting changes for the Owners to vote on.
- Declarations need updating
- Bylaws are OK
- Amendments can be requested by owners by drafting the change and presenting it to the Board for review and legal review as needed before a vote by the Association members.
- Rules and Regulations needing clarifications and/or changes
 1. Parking on site so there is more room in overflow for visitors. Must not parallel park on site access roads per County regulations.
 2. Setbacks for placement of items on campsite
 - A. Adjoining
 - i. 5 foot setback between adjoining sites
 - ii. 2 foot
 - B. Road-10 feet back measured from the edge of the road. No one way roads so need to maintain a 24 foot road width.
 3. Rentals
 - A. Management fee challenged by an Owner. Attorney felt the fee charged for the following work by the Board is justified:
 - i. Board review
 - ii. General oversight
 - iii. Background checks (separate fee will be added in the future)
 - B. Pets-Attorney recommended:
 - i. Eliminate the fee charged to renters or charge Owners as well. Board eliminated the fee and refunded the \$50 that was charged to this year's renters.
 - ii. All pets coming into the campground need to be registered.
 - C. Late fee charged when a camper is on the site without a signed rental agreement.
 - D. Dock slips-Only privilege Owners have
 - i. Declaration states
 - a. No subletting of slips
 - b. Members only can lease

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- c. No change in this rule
- E. Guests-Current rules state:
 - i. Owners are allowed 15
 - ii. Renters are allowed 6
 - a. Rule change-The same or no defined guest limit but both must notify the Board if having a large gathering.
- F. Rental agreement defining a “family”-Can’t be spelled out in documents.
- G. Presence while visitors on site-
 - i. Owners not required but are told to notify board of visitors presence
 - ii. Renters are required to be present when visitors are on their site
 - a. Change to both Seasonal renters and Owners may have visitors on their site when not present and both need to notify the Board if guests will be on their site.
- H. Lawn maintenance and use of equipment
 - iii. Staff mows sites but some owners prefer to mow their own and they have been allowed to use campground equipment..
 - a. Rule change to allow both Owners and renters to use the campground’s push mower. Both need to ask staff before taking the mower and there will be a liability waiver to sign.
- I. **Season**-Currently season opens May 1st and closes Sept 30th. Owners have had access to the campground in the off season but renters have not. To provide year round access for both owners and renters there needs to be a Caretaker on site, water on, bathroom available, and road access. The Caretaker would oversee any problems or emergencies. Per Michelle at Aitkin County this person could be a volunteer. Discussion followed regarding various issues identified by attendees for there to be a volunteer Caretaker in the off season.

Ed reviewed the process for making changes to governing documents.

- Need to form a committee to review documents.
- Draft changes
- Board review and legal review
- Present proposed changes to the Owners at the Special meeting in July

Additional topics discussed:

1. Sean has proposed a rule allowing ATVs on the campground in the Off season. Comments offered by those present:
 - Could be OK because few people are on site in off season
 - In response to the concern voiced about potential damage to people’s sites Sean responded that he would mark the roads so he would not drive on people’s sites.

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- The roads could end up with more wear & tear in late fall & early spring which could increase maintenance costs. Sean stated he would repair any ruts he created in the road.
 - Suggestion made that just one path be made through the campground.
 - Concern raised that removing snow cover on the road may have caused a sewer line to freeze for the shower house.
 - There will be another opportunity to allow for discussion on this proposed rule during the Special Owners meeting in July.
2. Sean brought up that he has poor water pressure at his site. He asked if the pressure can be set to 60. Ed responded that that is what it is currently set at and it needs to stay at that setting. Ed also commented that he wants Hassencamp to check the controller to be sure it is working. In addition he added that our old well needs to be capped.
 3. Discussion occurred about whether the community wants to eliminate site rental. This would require a rule change and therefore would need to go through the process and be voted on by the Association members.

Save the Dates

- Special Owners Meeting on July 4th at 10AM.
- Owner's Annual Meeting – (proposed) 9/18/21 10 AM

Jim Boldenow moved that the meeting be adjourned at 12:20. Motion seconded and passed.

Respectfully submitted,
Kathy Duderstadt