

Hickory Lake Campground Cooperative Association

Board Meeting Agenda

Date: June 13, 2021

Time: 10:00 am

Type of Meeting: Regular Monthly

Meeting Facilitator: Jim Boldenow - Treasurer

Invitees: Jim Apple, Kathy Duderstadt, Ed Gangl, Jim Boldenow and Kurt Wuollet

- I. Call to order**-Jim Boldenow called the meeting to order at 10:02 AM.
- II. Consent Agenda (action required)-A, b, d, & e approved.** Lot request c moved to the regular agenda for discussion.
 - a) Lot Alteration Request Approval for Site #4 Wuollet – deck/platform (Exhibits A)
 - b) Lot Alteration Request Approval for Sites #12 Steinke & #13 Fearing/Justin – dirt & seed (Exhibit B)
 - c) Lot Alteration Request Approval for Site #15 Campbell – tree removal (Exhibits C-C3)-Discussion required.
 - d) Lot Alteration Request Approval for Site #44 Duderstadt – tree removal (Exhibit D)
 - e) Lot Alteration Request Approval for Site #24 Gangl – tree removal (Exhibits E & E1)

III. Lot Alteration Request (Discussion required)

- a) Lot Alteration Request Approval for Site #15 Campbell –Board wants Millacs Electric to assess the tree and advise on course of action as the Board members' preference would be to trim rather than remove the tree if possible.

III. New Members (informational)

- a) Site 35 – Jeff and Elizabeth Bartosch-Sale is complete except for sending out welcome letter.
- b) Site 34 – James & Kristin Nagel and Michael & Allison Janke-Sale complete.
- c) Selling proces-Jim Apple will update documents to reflect process changes & post.

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IV. Treasury Report (informational)

- a) Year to date actual report-All dues have been collected and the new process is working great for their collection.
- b) Cash balance-\$87,850 to date

V. Employees (informational)

- a) Primary caretaker – Dave Ondris continuing until July 1, 2021.
 - Jim Apple has posted a position for a work camper on Indeed and is following up with people that previously showed interest.
- b) Secondary caretaker – Mike McNeil
 - Based on employee review, raise to \$17 hr was effective 6-1-2021
 - Comments-Getting direction from Ed most days. Does complete assigned tasks in a timely manner and is gaining a better understanding of what he needs to do to be more independent.
- c) Lawn care help
 - Discussion focused on whether or not needed-Not at this time. Will continue to monitor.

VI. Pool (informational)

- a) Propane pool heater
 - Heater is ordered and paid for. Paid for heater will be installed Sunday, 6/13/21. Will call Midnight Sun on Monday, 6/14/21 to do install and start-up of the pool. 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.
- b) Propane tank-Will get Lakes Gas input as to which tank size is appropriate.
 - 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

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c) Certified Pool Operator (CPO)

- Kathy Duderstadt taking online class through Horizon Pools June 23 & 24
- Liability-Campground assumes all liability

VII. Projects (discussion)

- a) Wi-Fi – repeaters, cabling & power. Ed will coordinate the electric source set up with Boyd Electric. Burying cable on hold for now.
- b) Slip dock – Timing of resources to resurface remaining wings. Ed & Jim Apple will work with Mike M. to get this project started.
- c) Gate – Ed will coordinate installation with staff.
- d) New laundry tub
- Installed 6/7/2021 by Mike M

VIII. Shoreline (discussion)

- a) Rock-Laid to level ground out from docks to shoreline. No more to be added at this time.
- e) Beach – Benches & planters will be removed and then rebuilt by staff.

IX. HOA Management Company Options (informational)

- a) Kathy Duderstadt to investigate and update the board at the next meeting. Board would like to see what services they could provide to free up Board members time and decrease the need to get volunteers for season startup and shut down procedures.

X. Old Committee Board (informational)

- a) Kurt Wuollet to evaluate and separate out tasks to be assigned to caretakers, volunteers or if 3rd party to be hired
- b) Volunteer needs will be communicated to Volunteer Coordinators at HLCCAVolunteer@gmail.com

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XI. Owners Special Meeting (informational)

- a) July 4, 2021 at 10am in the Gathering Room & Google Meet

XII. Other / Closing Topics (discussion & informational)

- a) Lot Alteration Request Site #16 Mittesteadt/Wandersee – shed (pending additional information from owners) Board has not received the additional information requested after providing rules and guidance to the Owners.
- b) Other (if any)
- Jim B will send out an email to Owners of site 27 & 52 regarding corrective action needed due to safety concerns related to their campers.
 - Discussion regarding what the Board needs to do when an Owner dies. Are rules addressing this scenario needed and/or should processes be added and published for Owners? Is legal advice needed?

XIII. Save the dates (informational)

- Owners Special Meeting – 7/4/21 10AM
- 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
- 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

XIV. Adjourn Regular Meeting

Jim Boldenow motioned and Ed Gangl seconded that the meeting be adjourned. All were in favor. Meeting adjourned at 10:52 AM.