

Hickory Lake Campground Cooperative Association
Special Owners Meeting Agenda
July 4, 2021

Time: 10:00 am

Type of Meeting: Special

Meeting Facilitator: Ed Gangl - President

Invitees: All HLCCA members

I. Call to order at 10:00 AM

II. Rules Committee Recommendation-Jim Apple, Sean Brown, & John Dougherty, Members

- a. Removal of Article IX of the Declaration allowing for rental of sites at HLCCA
- b. Grandfather rule for owners currently renting sites. This would allow those owners who currently rent out sites to continue to do so as long as ownership does not change on their proprietary lease.
- c. Ed read the amendment that was written by the lawyer to those present at the meeting. It was written based on the rules committee's recommendation.

III. Discussion

- a. **Question**-If an owner does not rent for a year are they prevented from renting that site ever again? No, as long as there is no change in the proprietary lease they can choose to rent or not rent each year.
- b. **Question**-Is there still a fee charged by the Association to process rental agreements? Yes, and Ed shared that it will increase as there will be a background check run on all individuals before they will be approved to rent a site.
- c. The amendment will be mailed to all owners' home addresses to review and vote on by return mail.

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IV. Season length

- a. HLCCA is licensed as a seasonal campground and currently can only be open for a maximum of six (6) months per year.
- b. In order to change to a year round campground there must be:
 - A Caretaker on site
 - Running water available
 - Bathroom facilities
 - A cleared roadway
 - Garbage services

Discussion:

- Meeting these requirements will come at a cost. For example last year it cost approximately \$750 to heat the bathroom for the month of November.
- Ed shared that he has looked into what would be required to build an ADA bathroom at the house site. Sean shared he has expertise to contribute and would like to work on this.
- Question raised as to how many people have come up in the winter? Five or so.

V. Governing Rules for the following were emailed to Owners for their review before the meeting.

- a. Fish cleaning house
 - b. Gathering room
 - c. Overflow parking
- Owners can email comments on these rules to the Board. The rules will be reviewed by the Attorney and then posted in each location.
 - Sean commented that if Owners have rule changes or additions they want to suggest they can write up a proposal for the Rules Committee to review.

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VI. Additional Discussion

Question arose as to whether we have enough money to cover a large item replacement/repair in the campground infrastructure.

- Jim Boldenow reported that currently we have \$51,729 in the Capital reserve fund of which \$35,000 came from insurance settlement on the house. This leaves approximately \$16,000 for campground maintenance.
- Sean has ideas he would like to discuss with Jim B on building up the fund.

Comment: Sean pointed out that there needs to be a maintenance plan in place for campground infrastructure. Delaying repairs ends up costing more in the long run. Ed explained that the septic system is on a yearly review schedule and work has started on designing a general maintenance plan.

VII. Save the dates (informational)

- 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

VIII. Adjourn Special Meeting

Motion made, seconded, and passed that the meeting be adjourned. The meeting was adjourned at 10:44.

Respectfully submitted,
Kathy Duderstadt