

Hickory Lake Campground Cooperative Association

Board Meeting Agenda

Date: August 22, 2021

Time: 10:00 am

Type of Meeting: Regular Monthly

Meeting Facilitator: Ed Gangl - President

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

Attendees present: Ed Gangl, Kurt Woulett, Kathy Duderstadt, Jim Apple

- 1) **Call to order:**10:07 AM
- 2) **Consent agenda**
 - a) Request for Lot Alterations: None to consider
 - b) Application for Membership - Site 17 Joe and Lynn Saumer: Unanimously approved.
- 3) **Update from Nominating Committee-**Those interested in running for a Board position will be submitted to the Board before the annual meeting.
- 4) **Succession Planning for Board Member Positions-**Tabled until September meeting
- 5) **Treasury Report (informational)**
 - a) Year to date actual report
 - Total income: \$59,525.30
 - Expenses: \$62,334.08, \$1,301.99 over budget
 - Capital reserve fund: \$51,731.17, (\$30,705.30 from house insurance settlement) leaves \$21,025.94 available
 - Operating funds: \$8,612.88
 - Reserve fund:\$10,925.58
 - Total available: \$40,564.40
 - Large expenses this year included slip dock resurfacing, pool heater replacement, and lawyer's fees.
 - b) 2022 Budget ideas: Need to plan ahead for future repairs and improvements that the Board recognises will be necessary soon. Possible ways to build up funds:
 - Special assessment for 2021 budget and/or

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- Dues increase for 2022

c) Ed and Jim B will discuss next year's budget and present at September Board meeting

6) Employees (informational)

- a) Kevin and Marie are considering returning next year. Ed will continue the discussion with Kevin on what compensation he would need to return next season.
- b) Kevin stated Mike would like to return next year

7) Pool (informational)

- a) Propane tank
 - Lakes gas was out 7/28/21, set tank and plumbed in heater. 7/28/21 Boyd Electric bonded pool heater. 7/29/21 Kevin and Mike started up the heater.
 - The propane ran out on 8/13 because Lakes Gas never generated their automatic work order request to complete the tank fill after setting it. They were out on 8/16 to fill the tank up. Ed is tracking propane usage to help determine optimal time for the next propane delivery.

8) Projects (discussion)

- a) **Gate** – Should be preliminarily operational by the end of the month
- b) **Beach** – Sean's plans were reviewed by Ed & Kevin. Some design changes were made and then Kevin got quotes from CedarBrook Lumber, Menards, and Home Depot. Materials will be purchased from Home Depot as their quote was the lowest. Kevin and Mike will do the build. Expect to complete the beach structure by the end of the season.
- c) **WiFi Access Points**– Both new locations are up and temporarily running. Jim A. plans to dig in Ethernet cable to improve speed at farthest access points the week following Labor Day. Mike will assist Jim.

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9) Old Committee Board (informational)

- a) Kurt has evaluated and categorized what remaining tasks should be assigned to staff, volunteers, or 3rd party hires from the old committee board.
- b) Staff will be notified of assigned tasks and volunteer needs will be communicated to Volunteer Coordinators at HLCCAVolunteer@gmail.com

10) Committees (discussion)

- a) **House-** To maintain the integrity of the building, exterior repairs are the priority at this time. Leftover siding that was saved will be utilized to make needed repairs to spots where the siding has rotted. Kevin and Mike will get started on this project.
- b) **Season length:** Ed will reach out to the county to get their input on what they will require/allow while we are licensed as a six month campground. Michelle's position has not been filled to the Board's knowledge so this discussion may be delayed until there is someone in the position to consult with.
- c) **Rules-**Edits to rules were reviewed. Jim A. will amend rules per Board discussion, community vote, and lawyer recommendations.

11) Tool Check Out/Liability Waiver (discussion)-Returned waivers are on file in the garage and staff has been informed of tool check out procedure.

12) Rentals(discussion)

- a) 2021 renters can utilize their site as long into the 2021 season as owners can.
- b) In order to have off season access, returning renters are to have rental agreement and Authorization for Release of Information forms turned in by September 20th so background checks can be completed and Board approval granted. Those renters who are not returning or who have not been approved must remove their RV MEA weekend.

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13) Other / Closing Topics (discussion & informational)

- a) Requests for lot alterations-Electric, Sewer, and water changes must be submitted for the Board's review and approval. This will help ensure that owners are aware when a permit is necessary, so campground systems integrity is maintained, and that work is done by a licensed contractor if necessary.

14) Save the dates (informational)

- 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

Meeting adjourned at 11:31AM.

Respectfully submitted,

Kathy Duderstadt