

Hickory Lake Campground Cooperative Association

Board Meeting Agenda

Date: September 15, 2021

Time: 7:00 pm

Type of Meeting: Regular Monthly

Meeting Facilitator: Ed Gangl - President

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

Attendees present: Jim Apple, Jim Boldenow, Kathy Duderstadt, Ed Gangl, Kurt Wuollet

1) Call to order: 7:01 PM

2) Consent agenda

a) Request for Lot Alterations: None received

3) Update from Nominating Committee

a) Committee nominations-These are the people who are interested in running and who the committee is bringing forward.

i) Tara

ii) Scott

iii) Tom

iv) Craig

b) Ballot preparation discussed, voter email list

4) Treasury Report (informational)

a) 2021 budget review

The 2021 year is projected to end in a shortfall of \$16k which will be reduced to \$10k with the \$6k capital expenditures factored out. The majority (\$6k) of the additional expenses relate to legal fees related to the threatened litigation and increased payroll costs (\$3k) for the year.

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A special assessment of \$200 per site was proposed and approved for 2021 in order to cover the additional unanticipated expenses.

b) 2022 proposed budget

The proposed budget for 2022 is \$95,000. The main drivers of the increase are wages and increased cost of supplies, materials and services. In order to fund the expenses the dues will be increased from \$1,200 per site to \$1,400.

c) 2022 budget adoption

Budget was proposed and approved.

5) Employees (informational)

a) **Kevin**

i) Expressed the desire to return next season and the Board has agreed to have him back.

ii) CPO certification-Kevin will need to recertify so he can be the pool operator again next season. The Board agreed to pay the class fees for him.

iii) Wage-No increase for next year

b) **Mike**-Liked the job and expressed an interest in returning next season. Kevin would be fine working with him again. Board agreed to have him back but hopes to see more independence/self starting in his daily work.

6) Projects (discussion)

a) **Gate** – Should be preliminarily operational by the end of the month. Needs to be plugged in and programmed.

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 were purchased from Home Depot as their quote was the lowest.

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Kevin and Mike have been working on the build. Augering was a challenge. Expect to complete the beach structure by the end of the season.

c) WiFi Access Points–

- Cable is buried, six of nine access points are hardwired. An updated map of buried cable has been uploaded to google drive, one was given to staff for their manual, and a copy was left in the office for Ed.
- Discussed possibility of personal wireless access points. Everyone would have to purchase the brand specified by the Board and they would be managed by the campground.

d) Ed has gone over shutdown procedures with staff.

7) 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 by the Board.

8) Committees (discussion)

- a) **House:** Unable to demolish the structure due to high cost. Staff has done some repairs to the outside structure caused by water damage.
- b) **Season length:** Ed is trying to speak with someone at the County about whether they will allow us to keep the shower house open through deer hunting season. If they will allow that, then someone utilizing the campground during that time would have to volunteer to be the Caretaker and also agree to be billed for the expenses. It would be up to that person to collect money for expenses from the others who have utilized the campground after the regular season is over.

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- c) **Rules:** Jim A. will email association members a copy of the amended rules so they can review the changes that were made before the Owner's annual meeting.
 - d) Time will be allowed at the Owners annual meeting for discussion of other changes to rules that could go on the ballot in November. (ATVs, repeal keg beer, etc)
- 9) Preventive maintenance plan-**The Board will work on this and present to the members at the spring meeting.

10) Septic system

- a) Sites 25,27,29,31-Scott Bjork has agreed to pay for placement of new lines for these sites. The campground will be responsible for the cost of a new larger 300 gallon tank which will have to be placed deeper to get enough drop in elevation for proper drainage. Hunter Fairchild could do the work in the Spring.
- b) Two control boxes need replacing at a cost of \$1600. Will be deferred until next spring.

11) Rentals(discussion)

- a) Amendment Vote Results-Will be final after October 5th.

12) Other / Closing Topics (discussion & informational)

13) Formalize annual meeting agenda

14) Save the dates (informational)

- Owner's Annual Meeting – 9/18/21 10 AM
- Water Shutdown 10/2/21
- Board Meeting – 10/3/21 10 AM
- Docks Out 10/10/21 or 10/17/21
- Shower House Shutdown 10/24/21 or end of November if County agrees
- Election 11/1/21 – 11/22/21
- Organizational/Board Meeting – 12/1/21 8 PM