

Hickory Lake Campground Cooperative Association

Board Meeting Agenda

Date: October 3, 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, Jim Apple, Jim Boldenow, Kathy Duderstadt, Kurt Wuollet

- 1) **Call to order:** Ed Gangl called the meeting to order at 10:03 AM
- 2) **Treasury Report-**Final paychecks to employees have been paid. Ed will have staff read the electric meters and get the figures to Jim B. Ed will get a receipt to Jim B. for Timber Lakes service call.
 - a) Rental application fees
 - i) Site 8-Pending
 - ii) Site 40-Pending
 - iii) Site 37-Pending
 - iv) Site 50-Paid
 - b) Rental Management fees
 - i) Site 8-Pending
 - ii) Site 40-Pending
 - iii) Site 37-Pending
 - iv) Site 50-Will be paid after approval of application
 - c) Budget-See above
- 3) **Consent agenda**
 - a) Request for Lot Alterations: Ed motioned and Jim B. seconded to approve all lot alteration requests below. Motion passed.

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i) Deck Platform-Site 43 Rempkowski

ii) Shed Platform-Site 32 Rempkowski

iii) Tree Removal-Site 49 Shafer

b) Rental Applications-Background checks received and reviewed. No issues found. Jim B motioned and Ed seconded that all renters below be approved. Motion passed.

i) Site 8 Wuollet/Wilson

ii) Site 40 Herman

iii) Site 37 Hughes

iv) Site 50 DesMarais

4) Insurance Review (informational and discussion)-

i) Increase in premium from \$4439 to ~\$6002-Ed has spoken with the Agent at length regarding specifics of the quote. Agent's quote included increased replacement values on campground buildings. Agent pointed out that the campground should be insuring the buildings for replacement values per the declarations. Medical liability coverage increased from \$5000 to \$10,000. Ed pointed out things in her quote that can be removed.

Ed asked her to check on the outstanding medical claim.

Ed clarified for the agent that the campground is not renting sites which she gathered due to a link to Hickory Lake Properties. Agent provided suggestions to mediate exposures brought on by continued rental of sites by owners. Board will follow up with these suggestions.

Ed felt some replacement values on buildings seem high. Kurt asked who determines the values? Ed explained that the Insurance Company based them on build back costs for the structure's square footage.

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Ed will reach out to the Agent to discuss further the building replacement values she quotes as the Board questioned if some of them aren't too high. He will also ask to have an additional virtual meeting with Board members present so they can ask questions and get clarifications on some of the items in her quote.

5) Election Ballot (informational and discussion)

- a) Candidates-Jim A. will insert a link to Bios of the candidates on the ballot so voters can access that information as they make their choices.
 - i) Tara Bubar-Bio has been submitted.
 - ii) Tom Crandall
 - iii) Troy Shafer
 - iv) Scott Bjork
- b) Ballot questions for community survey-Board reviewed questions on proposed rule changes on the ballot and approved them as written.
 - i) Allow ATVs to be allowed per snowmobile guidelines
 - ii) Allow Keg beer
 - iii) Drop Share Certificates
 - iv) Delete restriction on certain Dog breeds

6) PLM (informational and discussion)

- a) Review 2021 permit and mapping
 - i) 2021 permit and mapping is the same as has been recorded in files back as far as 2017.
- b) Expand permitted area and treatment? Board feels more areas need treatment.
- c) Ed will contact PLM to ask for a cost estimate and DNR approval for them to increase the treatment area to include both slip docks. Cost last year was \$712.21

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- 7) **Employes (informational)**-Staff will continue getting equipment put away and grounds cleaned up for the season.
 - a) Kevin-Last day 10/8/21
 - b) Mike-Last day 10/7/21
- 8) **Projects (discussion)**
 - a) Gate-Not quite operational. Ed will coordinate to get this completed.
 - b) Next year-Ed asked Board members for input on what things need attention next year. Plan to discuss their suggestions at a future Board meeting.
- 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. He felt quite a few projects have been done and he will get the revised list to ED.
 - b) Staff will be notified of assigned tasks and volunteer needs will be communicated to Volunteer Coordinators at HLCCAVolunteer@gmail.com by the Board.
- 10) **Committees (discussion)**
 - a) **House:** Ed will update the Board after having a meeting with the house committee regarding next steps.
 - b) **Season length:** Aitkin County has deferred licensing to the State. License and inspections will be handled and conducted through the MN Department of Health. Ed will be following up with the MN Dept of Health to inquire about their rules, regulations, and fees going forward.
 - c) **Rules:** Proposed changes on the November ballot as per section 5b of the minutes.
- 11) **Septic system**-Ed has met with Scott Bjork to clarify and coordinate the repairs to the lines/system of sites listed below.
 - a) Affected sites 25, 27, 29, 31

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12) Rentals(discussion)

- a) Amendment Vote Results-Will be final in October and the Members will be informed of the results.

13) Other / Closing Topics (discussion & informational)

- a) Ed clarified that garbage service will be stopped Oct 24th as no one has stepped forward to be a Caretaker after the staff leaves.
- b) Jim A. will have the Internet service slowed down on the 24th also.
- c) Ed thanked Kurt and Kathy for their service on the Board.

14) Save the dates (informational)

- Docks Out 10/09/21 9AM-preparation has been started
- Shower House Shutdown 10/24/21
- Election 11/1/21 – 11/22/21
- Organizational/Board Meeting – 12/1/21 8 PM

Ed motioned and Jim B. seconded that the meeting be adjourned. Motion passed.

Meeting adjourned at 10:52 AM.

Respectfully submitted,
Kathy Duderstadt