

# Owners Annual Meeting 9-18-21

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## Meeting called to order at 10:01 AM

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### Welcome/Introduction

- Ed welcomed new campsite owners
- Board Members
  1. Ed Gangl, President-Present
  2. Kurt Woullet, Vice President – unable to attend today’s meeting. (Term expiring this year)
  3. Jim Boldenow, Treasurer-Present
  4. Kathy Duderstadt, member at large-Present (Term expiring this year)
  5. Jim Apple, member at large-Present

### Budget

- **2021 overview**
- Total revenue budgeted-\$84,000.00, actual projected 84,335.00
- Total expense budget \$80,400.00, actual projected \$94,758.00, \$14,023.00 difference
- Projected Revenue (\$10,423.00)
- Extra expenses- Resurfacing the slip dock, Pool heater, propane tank & associated expenses, employee payroll expenses & attorney costs(~\$7,000)
- Question raised from the floor as to what lawyers fees have run in the past. Previously lawyer fees were for producing Certificates for Owners who bought a lot. Question was raised if they are really necessary legally. Board needs to get this clarified before dropping them.
- Board voted to impose a one time per site assessment of \$200 and dues increase of \$350/quarter to help defray this year’s extra expenses and to be in a better position to fund future projects.
- **2022 adopted budget**
- Total revenue \$95,400.00
- Total expenses \$91,800.00
- Main drivers of the increase are wages and cost of supplies and services increasing

### Outsourcing

- **HOA management**-This summer Kathy looked into what it would cost to have a Management Company run the campground. Fees ranged from \$250/month for financial services only, \$300-350/month for financial and administrative, and even more for a full service package which included maintenance services. The Board felt that it is not feasible for the Association to hire a management company due to the cost when compared to revenue generated.
- **Docks**-Ed checked with the FIRM regarding taking docks in and out. They declined saying their crew wouldn’t be able to handle the job. SteveO’s also said they are unable to take this on. No other alternative was found.

# Owners Annual Meeting 9-18-21

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- **Spring and fall cleanup**-Ed will do more checking around for lawn care companies that could be hired for Spring and Fall clean up chores. This would free up 2 weeks of staff time which they could then devote to other projects.

## Volunteer Organizers

- Bobbie and Lisa-They agreed to continue to assist the Board as coordinators and managers of volunteer projects. Bobbi also said she noted many areas of the grounds that need attention. She would be happy to expand her role to include pointing out to staff things she sees that need attention. Owners can email the Board and/or the Volunteer Coordinators who will then review and prioritize all ideas and projects.

## Caretakers

- **Kevin and Mike** will be returning at the same wage and hours next season. Both the Board & Kevin feel Mike has a good work ethic and the capabilities needed for the job.
- **Expectations**- Ed is having Kevin revise the daily schedule as it is outdated. This will assist Mike to have a better understanding of what needs to be done every day. This guidance should improve his ability to *independently see*, understand and prioritize what he should do when Kevin is off..
- **Property Maintenance**-Ed is confident in Kevin's ability to know what preventative maintenance needs to be done. Bobbi is concerned that the campground appearance has deteriorated and deserves more attention by the staff; like grooming the beach, weeding the playground and volleyball court. Ed felt grounds maintenance may require some volunteerism also.
- **Next year**-More responsibilities will be added next year. Ed has discussed with Kevin whether he could start earlier in the Spring and stay later in the Fall.

## Grounds

- **Beach**-Benches are built and several in attendance commented that they are pleased with the results. Ed stated that the plan is to bring in sand next year.
- The state of the weeds and lack of grooming were brought up. Ed stated that PLM treated weeds as per the map which was what was permitted by the DNR. General consensus was that the beach needs more attention next year. Ed will work with PLM to see if more area can be treated next year and research if products can be used to reduce the layer of muck at the beach.
- **Slip Dock**-Sean stated weeds around the slip dock where his boat is tied up are also problematic. He feels they need to be addressed and he said he would be able to help with this.
- **House**-Ed asked Sean to review the cost of demolition which he shared at the Special Owners meeting last Spring. Sean could only get rough estimates from the contractors he spoke with.

# Owners Annual Meeting 9-18-21

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Demolition would cost in the neighborhood of \$70,000 to \$100,000. The Board did not proceed with the demolition of the structure due to the cost.

- Some repairs have been done to the exterior of the house. Sean stressed that other repairs, to the doors for instance, are needed to keep it from deteriorating further.
- Ed wants to pursue various ideas in the off season which would be presented at the Spring Owners meeting. Scott Bjork volunteered to be on the house committee with Kevin V. and Sean B.
- Question raised as to whether the house is OK to live in and Ed said it is.
- When asked what the house will be used for, Ed clarified that the reason we would fix & then maintain the house would be to use it to house a second Caretaker so one is on site 24/7. This would ensure that staff are available for Aitkin County visits at any time and help move us toward being able to have a year round license. Ed was unable to give Owners past cost figures for running and upkeep for the house because there are none on file.
- Scott Bjork commented that if the house could be rented out year round it could add to the value of the campground which could indirectly benefit the individual Owner's property values.

## Rentals

- **Amendment vote-** Final vote results will not be available until mid October. Unofficially it appears the amendment will not pass.
- **Rental process-**An email went out to those renting sites explaining the process and when associated paperwork and fees are due.
- All renters will now be required to go through a one time background check. To get returning renters approved for next season their reports will be reviewed at the 10/3 Board meeting.
- It was clarified that the six month rental season is determined by the site owner and they are to state that in their rental agreement. When determining season length it was suggested that consideration be given to the dates the docks are scheduled to go in and out. This will ensure that renters have easy access to their site.

## Season

- **Updated information from Aitkin County-**Due to lack of a contact person at the Aitkin County offices, Ed has not been able to have a discussion with them as to whether they will allow us to lengthen our season to April through November under our 6 month operating license. As explained at previous Owner's meetings, the County requires there be a Caretaker assigned in order for the campground to be accessed. The Board needs a volunteer from the community who will agree to be the Caretaker after the regular season ends; i.e. when the paid Caretakers are done for the season and water is shut off to the sites. This Caretaker would have to be on the property when people are accessing their sites. The volunteer Caretaker would also have to agree to being billed for the shower house expenses incurred from MEA weekend through the

# Owners Annual Meeting 9-18-21

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end of November. Once these conditions are met then the Board will try to get the County's go ahead to have the campground available with a volunteer Caretaker and with water on to the shower house until the end of November.

## Gate

- Gate should be operational before the end of September. The gate is meant to keep those that do not belong on the property out, and to secure protection of our property. It is not intended to restrict access to Owners or renters.
- Owners and renters will have the access code. Individuals will be able to purchase a remote to operate the gate if they would like one.
- Ed clarified that before the project started he made inquiries of Aitkin County departments to assure that their regs and needs were accounted for. Service providers (police, fire, ambulance, snow plow) will have the access code.
- The question was raised as to whether the gate opening is wide enough for a Park model to pass through. Ed responded that the 16 feet width is adequate.

## Rules

- **Updated rules for 2022**-A copy of the updated rules were emailed to Owners. After reviewing please address comments or questions to the Board via email.
- **Discussion on set back rule:** Question was asked regarding where the 10 foot setback is measured from, edge of the road or the center? Ed answered it is measured from the edge of the road per Aitkin County. Ed commented that this was not a new rule and this Board was trying to follow it when giving guidance to people who were placing RVs on sites. This rule was made for the good of the community to ensure there is enough roadway to allow two way traffic and emergency vehicle passage.
- It was noted that not all camper placement on sites complies with this rule. Jim A explained that in these cases the approvals were made by previous individuals and this Board will not overturn those decisions or enforce the setback rules.
- **Membership input on ballot items**-The Board wants input from the community on topics that have come up during the past season that they would like placed on the ballot. At this time the purpose would be a survey of the community to get their preference, not a formal vote on a specific rule. Last year set back and shed rules and direction on the house were on the ballot.
- Sean brought up that he would like language to be inserted allowing ATVs on the campground
- **Question from the floor**-Could a vote be taken today on dropping production of lot Certificates by a lawyer? Unable to vote on that today. Motion made and passed to place this proposal on the ballot if it is verified they are not legally necessary.

## Year end dates

# Owners Annual Meeting 9-18-21

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- Water off to sites - 10/2/21
- Docks out-When Larry Goblel is available, either 10/9 or 10/17.
- Shower house closes 10/24 unless Aitkin County approves extending access to the end of November with the understanding a Caretaker will be on site. Also the Caretaker must agree it is their responsibility to receive and pay the shower house heating bill.

## **Nominations for open board positions**

- Nominations from the committee:
  - Scott Bjork
  - Tara Bubar
  - Tom Crandall
  - Craig Grivna-He declined to run as this is not a good time.
- Nominations from the floor
  - Bobbi Shafer nominated her husband Troy
- No questions asked of the nominees by those in attendance.
- Nominees were reminded that Bios need to be turned in by 10/24 so ballot can be set up
- Election runs from 11/1 to 11/21

## **Other/Closing Topics**

- Sean expressed concern about a deck on a site that has no guardrails. Ed will discuss it with the owner.

Meeting was adjourned at 11:43 AM after Jim B. motioned and Sean seconded it be adjourned.

Respectfully submitted,

Kathy Duderstadt