

# **Hickory Lake Campground Cooperative Association**

## **Board Meeting Agenda**

Date: Jan 26, 2022

Time: 8:00 PM

**Type of Meeting:** Regular Monthly

**Meeting Facilitator:** Ed Gangl - President

**Invitees:** Jim Apple, Jim Boldenow, Ed Gangl, Tara Bubar and Scott Bjork

**Attendees present:** Jim Apple, Jim Boldenow, Ed Gangl, Tara Bubar and Scott Bjork

**1) Call to order:** Meeting was called to order at 8:01 by Ed Gangl

**2) Consent agenda**

A. Request for Lot Alterations

a. Site 17(Saumer) - Shed

- Request approved with note that Site 17 should talk with Aitkin County Planning and Zoning about any easements that they may have before they place it.

**3) Treasury Report**

a) 2021 Financial statement

- Reviewed statement
- Waiting on two outstanding dues from 2021

**4) Insurance (informational and discussion)**

A. North Star Insurance

a. Any new billing info

b. Fidelity Bond - HLCCA Declaration Art.XI Sec. 1.(d)

- Will ask Mark for a cost and budget it into next year's insurance cost

B. Superior Point

a. Current password and account

- All passwords will be kept in one spot where board has access to them

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### **5) Email account access(discussion)**

- All emails regarding Hickory Lake Properties and legal issues related to this will be put on thumb drive and kept in possession of the President or a board member not associated with the legal issue.
- After this is done, all board members will have access to the board emails once the board receives email from the attorney that all claims are settled.
- Any future emails regarding Hickory Lake Properties will go to Jim Apple

### **6) Election Ballot (question results)**

- a) 43 of 55 voted - 78%, voter turnout down every year
- b) Allow Keg beer - 29 no votes
- c) ATV language - 34 yes votes
- d) Remove dog breed - 27 yes votes

### **7) 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
  - Ed is going to email and should have more information for the February meeting

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### **8) Employes (informational)**

- a) Working on a new work schedule for employees, most likely a weekday and weekend schedule.

### **9) Projects/Old Committee Board/Volunteer Coordinators (discussion)**

- a) Scott Bjork will be the board liaison with the Volunteer coordinators, Bobbie and Lisa.
- b) Docks will be paid for in two years
- c) How much sand will be needed for the beach will be looked at in the spring

### **10) Rules**

- a) Review Rules for 2022(Highlighted set and current amended set)
  - Final copy will be looked at during February board meeting and voted on
- b) Evaluate rule changes from Ballot
  - i) Keg beer
    - No change in rule, no keg beer will not be allowed
  - ii) ATV
    - ATV's will be treated like snowmobiles and have the same rules as such
  - iii) Dog breeds
    - The following dog breeds will be allowed if they have a Canine Good Citizen (CGC) Award: Pit Bull, Rottweiler, German Shepherd, and Doberman Pinscher. You can find the information on this award and how to get it at <https://www.akc.org/products-services/training-programs/canine-good-citizen/>

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**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

- Scott Bjork is set up with Hunter in early April to fix septic lines on sites 29 and 31 and install a deeper collection tank on site 42. Work on the lines on site 29 and 31 is being paid for by Scott Bjork(Hickory Lake Properties) and installing deeper tank work is being paid for by HLCCA
- For site 25 and 27, site 25 drain may need to be raised to get proper drainage

**12) Rentals(discussion)**

- Four rental agreements approved for this summer and will be going out shortly

**13) Signage**

a) The following signs will be obtained:

- 1-Private Campground
- 1- Not a public boat launch
- 2- OSHA Danger moving gate
- 1- Stop behind sign and wait for gate to open
- 4- OSHA no diving signs for docks (need per our insurance agent)
- 4- 5MPH, watch for children to put up on campground roads

b) Gate

- i) “HLCCA is a PRIVATE ASSOCIATION CAMPGROUND, No Public boat launch, All inquiries email [board@hlcca.com](mailto:board@hlcca.com) “
- ii) Stop sign
- iii) “Stop behind sign and wait for gate to open”

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c) Docks

i) "No Diving"

### **14) Acquisitions**

a) Two new septic control panels \$800 each, shipping is supposed to be free, possible tax \$70 each

- motion of 5-0 passes on spending up to \$2000 on two new septic control panels
- Service plan for all septic tanks will be started this spring to have emptied on regular basis

b) For staff

- i) First aid kit \$30
- ii) Screw driver set
- iii) Drill bit set
- iv) Battery Tools
- v) Table saw
- vi) Shop vac
- vii) Grease gun
- viii) Backup power supplies and the ethernet cables to finish the runs to all sites. Will wait on the access point for the gathering room/gate area
- ix) Photo eyes for gate \$100. This is a need so that the gate does not close on a vehicle/trailer. Right now it is sensor activated so if it is closing and hits something, it would open back up. We want it to be able to see that something is in the way and not start to close until the object is out of the way.

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### **15) Other / Closing Topics (discussion & informational)**

### **16) Save the dates (informational)**

- Board Meeting 02/23/2022 8 PM
- Board Meeting 03/23/2022 8 PM
- Board Meeting 04/13/2022 8PM
- Water on to Shower House **TBD Tentative 04/16/2022**
- Garbage Service Resume **TBD**
- WiFi full speed **TBD**
- Docks in **TBD Tentative 04/23/2022**
- Water on to Sites **TBD Tentative 04/30/2022**
- Board Meeting 05/15/2022 10 AM @ HLCCA
- Spring Owners Special Meeting 05/22/2022 10 AM @ HLCCA Gathering Room
- Board Meeting 06/12/2022 10 AM @ HLCCA
- Board Meeting 07/10/2022 10 AM @ HLCCA
- Board Meeting 08/14/2022 10 AM @ HLCCA
- Board Meeting 09/11/2022 10 AM @ HLCCA
- Owners Annual Meeting 09/17/2022 10 AM @ HLCCA Gathering Room
- Board Meeting 10/09/2022 10 AM @ HLCCA
- Water off to sites **TBD Tentative 10/08/2022**
- Docks out **TBD Tentative 10/15/2022**
- Water of to Shower House **TBD Tentative 10/23/2022**
- Garbage Service Suspended **TBD**
- WiFi speed turned down **TBD**
- HLCCA Election 11/7/2022 - 11/21/2022
- Board/Organizational Meeting **TBD**

**17) Adjourn Regular Meeting:** Ed Gangl motioned and Jim Boldenow seconded that the meeting be adjourned. All were in favor. Meeting adjourned at 9:46PM.

Respectfully submitted,

Tara Bubar