

Hickory Lake Campground Cooperative Association

Board Meeting Agenda

Date: March 23, 2022

Time: 8:00 PM

Type of Meeting: Regular Monthly

Meeting Facilitator: Jim Apple- Vice President

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

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

1) Call to order: Meeting was called to order at 8:00pm by Ed Gangl

2) Consent agenda

a) Lot 39 Sale

b) Lot Alteration Request

i) [Lot 34 platform deck](#)

- Approved with a note made that it needs to be approved by Aitkin County who may have issues with the part of the deck in front of the trailer.
- Per RCA placement guidelines from Aitkin County, since the deck will be over both sites, unable to place a 2nd trailer and maintain setbacks and placement guidelines.

3) Treasury Report

a) [Financial Statement](#)

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4) Employee Update

- a) Kevin not returning, notified the board on 3/16/22
- b) Mike -
 - Plans on returning. Will be taking CPO class 4/6 and 4/7 and class will be paid by Campground
- c) Candidate search update
 - i) Indeed
 - ii) MN DEED
 - iii) Workamper Facebook
 - iv) Working Couples website
 - v) Workamper Ad \$94

5) CPO Classes

- Scott Bjork has license, good through 2024
- Mike (Camp worker) will be taking class in April

6) Campground License (informational)

- a) [License Information](#)
 - Paid for this operating year

7) PLM (informational)

- a) Paid \$739.40 on 3-6-2022
- b) Permit (pending approval)
 - Currently DNR is reviewing new permit to cover shoreline in beach area and 10 ft past boat docks

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8) Email/Board Account access (discussion)

- a) [Release of Claims signed](#)
- b) Cleaning up old emails
- c) Process for communications
 - All board communication will be done through board email. No personal emails will be used. This will allow for transparency and adequate record keeping.

9) Boat Slips (discussion)

- a) Renters wanting to move assigned locations
 - Will use lottery system for existing members wishing to move slots if there are open slots
- b) Use of rented slip by other slip renters or members
- c) More than one slip per site/member, etc.
 - There will be a maximum of 1 slip per shareholder as long as there is a waiting list

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d) Lottery for open slip

- Lottery completed by board members with 4 people on waiting list for 1 slip. The following order was picked. If number one chooses to pass then it would go to the following number, etc.
 - 1. Barry Anderson site 52
 - 2. Fran and Peggy site 7
 - 3. Bill Mittelstaedt site 16
 - 4. Cory Monroe site 23

i) [North Slips](#)

ii) [South Slips](#)

iii) [Waiting List](#)

10) Rules

- a) Legal review 3/14/22
- b) Modifications related to slip discussion needed
 - Once slip modifications are written it will be sent back for review

11) Maintenance Plan (discussion)

- a) [Template from Attorney](#)
 - 2018 MN law passed that Co-op's need to have a preventative maintenance plan on file and provide a copy to all shareholders.

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12) Welcome Packet for New Owners (discussion)

a) [Welcome Documents](#)

- All documents with exception of the welcome letter, which is customized, are available on the website.

13) Projects/Old Committee Board/ Volunteer Coordinators (discussion)

a) [Volunteer Projects](#)

- Scott Bjork has a list and timeline of projects needing volunteers. Will discuss with Bobbi and Lisa (Volunteer Coordinators) to prioritize list and find volunteers.

14) Pet Registry (informational)

a) Sent 3/8/22

b) [Spreadsheet](#)

15) Dora/Work Comp Case (informational)

a) [Medical Report](#)

- Case has been reopened due to Dora having some ongoing medical issues that are from the injury she sustained while working at the campground.
- i) Communications and documents are in folders marked confidential on both the Drive and eMail.

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16) Other / Closing Topics

a) House meeting

- Packet will be going out in an e-mail to committee members with hopes of having a meeting in the next month or so

b) Ritter Sewer

c) Site Certificates

- Each owner does need a certificate for each site owned. Working on how to get these.

d) 33/34 Electrical Upgrade/Boyd Electric

e) [Working Agenda](#) (topics for future meetings, research, or discussion)

- Board members can add things to the google sheet that they would like added to next months meeting.

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17) Save the dates (informational)

- 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**

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18) Adjourn Regular Meeting: Jim Apple motioned and ED Gangl seconded that the meeting be adjourned. All were in favor. Meeting adjourned at 9:37PM.

Respectfully submitted,

Tara Bubar