

Hickory Lake Campground Cooperative Association

Board Meeting Agenda

Date: May 22, 2022

Time: 10:00 AM

Type of Meeting: Regular Monthly

Meeting Facilitator: Ed Gangl

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

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

1) **Call to order:** Meeting was called to order at 10:01AM by Ed Gangl

2) **Consent agenda**

a) Site 42 Membership for application

- Approved 5-0

3) **Treasury Report**

- Like the look of it broken down by month
- No questions or comments
- Will provide budget to all owners at the owners special meeting on 5/29

4) **Employee Update**

a) Mike

- Has been covering extra hours with pool startup, water leaks, and getting Ron and Heather in.
 - worked 85 hours and was paid for 93 working more than scheduled
 - Holiday pay- Since he works the holidays that fall on Monday's he will work 5 hours and get paid for 8 hours
 - He is paid hourly

b) Ron and Heather

- Arrived Monday evening
 - Holiday pay- will not be working any Holidays since they all fall on Mondays and both Ron and Heather have Mondays off
 - Ron will be paid daily, Heather will be paid hourly

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5) Rules

a) Setback language

- Discussion was had due to the fact that the rule is a 10 feet setback from the road, but there are a lot of sites that are not in compliance due to many reasons.
- Decision made for new rule that right now everybody is grandfathered in to be compliant. However, if another member's right of way is impeded by a structure that is out of compliance that member will need to move the structure to the 10 feet setback to give the right of way. The grandfather clause will end with a new structure being moved onto a unit. all agree 5-0
- Ed and Jim A. will work on the wording for this rule change before the owner's meeting on May 29th

6) Proprietary Lease Edits

a) HLCCA Proprietary Lease-BLANK_051922

- Our old proprietary lease still states that there is a contract for deed. This language will be edited. all agree 5-0

7) House

- Insurance proceeds need to go back into the house. It will be restored as there is no other feasible option at this time.
- We really need a place for a 2nd caretaker and this would accomplish that. There is nobody willing to work 7 days a week, thus the need for a 2nd caretaker.
- Hours that are worked on the house by HLCCA employees and materials will be paid using the insurance proceeds.

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- Siding will be removed from the ground to 3 feet. This siding will be used to replace parts of the siding that are failing. The first 3 feet will then be trimmed with the same type of green tin that is on the roof.
- The two doors will be the first things to get fixed.

8) Shoreline

a) Response to inquiry to Aitkin County

If you are adding sand within the existing beach area, this would be allowable. This would require a land alteration permit through Aitkin County. You can add sand into this area which is within the shore impact zone no more than two times (each with a land alteration permit) and up to 30 cubic yards total for both times. The other thing I would have to mention is that if the sand were to be placed below the ordinary high water level (OHW) you would need to reach out to the DNR to acquire a permit for a sand blanket. Hope this helps answer your questions and if you have additional questions I can meet out on site with you to discuss additional questions and projects.

- Will reach out to Aitkin county to see if there has ever been a permit pulled so we know if we have 1 or 2 more times that we can add sand.

9) Weed Treatment Update

- a) PLM is still waiting to hear from the DNR on the expanded permit area.
- b) Tentative treatment dates are
 - 1st treatment week of 6/6/22
 - 2nd treatment week of 7/11/2022
- c) Dates may be delayed due to prolonged cold weather, ice out timing and plant growth conditions and permitting

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10) Gate

- a) Safety eyes to be installed in the coming week
- b) Complaint - Lack of Road address visibility
 - wooden sign out front will include HLCCA and street address
- c) Complaint - FedEx/UPS packages being sent back
 - Sometimes this is just due to them not being able to find the address. It has happened with regular mail.
 - Since they cannot get through the gate, one option would be to put a package box outside the gate for packages to be delivered to.

11) Pool

- a) Started up 5/11/22
 - Replaced filter sand
 - Replaced broken laterals in sand filter
 - Ordered new flow meter
 - Should be set to open by memorial weekend.

12) Broken Culvert Pipe Site 6

- After a little research, found out that there used to be a road that went down to the lake and most likely a culvert along the road.
- Ed will call the county and start there to see if they are in charge of fixing it since they are the ones who ultimately just left it.

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13) Volunteer/Employee to do Lists

a) To do list

- Board will continue to add to and remove things from list as needed

14) Other / Closing Topics

a) Working Agenda (topics for future meetings, research, or discussion)

b) Nova has prices for dirt and mulch

- Area around the pool and gathering room need black dirt. It has not been filled for years. Quote from Don Peterson for 18 yards of black dirt is \$360.00.

- Approved 5-0

- Will be getting a quote for mulch within the next few days.

- Nova will email the board quote when she receives it.

c) Beartooth Hardware Business Account

- Approved 5-0 and will be used by employees or board members

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15) Spring Special Owners Meeting Agenda

- Ed will not be able to attend so Jim A. will run meeting
- Agenda will be sent to members sometime during the week.

16) Save the dates (informational)

- Spring Owners Special Meeting 05/29/2022 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
- **POSSIBLE DATE CHANGE?**
 - **Thinking is to change to October so that the budget can get finalized before the meeting. Most likely would be virtual.**
- 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 11:49AM.