

Hickory Lake Campground Cooperative Association

Board Meeting Agenda

Date: June 12, 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: Ed Gangl, Jim Apple, Tara Bubar, Scott Bjork, Jim Boldenow (via google meet)

1) Call to order: Meeting was called to order by Ed Gangl at 10:00

2) Consent agenda

a) R4LA Shed Site 4.pdf

i) Approve 5-0

b) Site 20 Sale

i) Approve 5-0

c) Site 16 Sale

i) Approve 5-0

3) Treasury Report

4) Septic Check

a) Septic Check Contract 2022 signed.pdf

i) Fees went up a little from \$350 to \$375

5) R4LA Fines

a) Fine Schedule

i) Published in 2021

(1) All fines will be invoiced to be able to maintain good record keeping

(a) For most recent fine (site 13), invoice with warning will be issued

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- (b) Jim A and Ed G will email all members reminding them of all fines.
Board members will review rules and provide feedback by the end of the week for which ones should be kept and are enforceable.

6) Spring Owners Special meeting

- a) Attendance, future precedence of meetings
 - i) **May 29 Meeting Attendance.xlsx**
 - (1) Low attendance, how to increase attendance
 - (2) Fall meeting will be held virtually during the week. Board will get feedback after the meeting from members to decide going forward what type of meetings to have
- b) Other Items
- c) Approve minutes from 5-29-22 meeting
 - i) [Owners Special Meeting Minutes 5-29-22.docx](#)

7) 4th Of July

- a) Ice cream Social
 - i) ice cream bars. This is easier, less of set up and clean up, easier to get volunteers for
- b) Potluck
 - i) self driven, put up sign up sheet in gathering room
- c) Activities
 - i) Idea of more adult driven activities (bags, horse shoes, volleyball). Will talk with Heather to get ideas, so staff involvement will be to a minimum. After discussion, board will come up with a more concrete plan

8) Labor Day Weekend

- a) Will see how July 4th goes and go from there as far as what activities to have.

9) House

- a) Board agreed 5-0 to proceed with repairing the house per declaration language
- b) Email will go out to members on reasoning with a copy of section 8 below.

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c) Declaration language (Article XI, Section 8)

Section 8. REPLACEMENT OR REPAIR OF PROPERTY.

Any portion of the Common Elements, the Limited Common Elements, improvement on the Common Elements or Limited Common Elements, including the structural portions and fixtures thereof that has been damaged or destroyed by a loss covered by the Association's insurance shall be promptly repaired or replaced by the Association unless (i) the Cooperative is terminated; (ii) such repair or replacement would be illegal; or (iii) all Members and first lien holders affected by the damage or destruction and Members holding at least eighty (80%) percent of the remaining voting power of the Association vote not to rebuild. If less than the entire Common Elements, Limited Common Elements, improvements on the Common Elements and Limited Common Elements, including the structural portions and fixtures thereof is repaired or replaced, the insurance proceeds attributable to the damaged portion of the Property shall be used to restore the damaged area to a condition compatible with the remainder of the Property. The cost of repair or replacement of the Common Elements, Limited Common Elements, improvements on the Common Elements and Limited Common Elements, including the structural portions and fixtures thereof in excess of insurance proceeds and reserves shall be paid as a common expense.

d) vote

44 votes tallied	
House PLURALITY	
Repair and have the Association manage as rental property	1 vote (2.3%)
Tear down and reutilize the area	34 votes (77.3%)
Sell as a unit to a party as a member of the Association	9 votes (20.5%)
Tear down and reutilize the area wins with 77.3% of the vote.	
44 votes tallied	

e) Use

i) Caretaker

(1) We need two caretakers on site due to the workforce changing and finding caretakers

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10) Capital Project List (Scott)

- a) Will bring forward all the projects and then discuss how far out repairs need to be made. Will look to place things in a 1, 3, 5 year plan
 - i) Scott will have it ready for next board meeting

11) Trees(Scott)

- a) Replacement
 - i) Suggestion was made to replace trees as we are removing them. Decided that we need to first figure out which ones need to be removed.
- b) Removal
 - i) Scott will add that to the capital project list as there are some trees in common ground that need to be removed. After that, look to replace them.

12) Employee Updates

- a) Heather needing to get more hours (was told she would have 20 hours per week). More paperwork and organizational items will be added.

13) Pool

- a) Flow meter was ordered. Showed up dropped at the gate Friday 6/3/22 Mike installed 6/5
- b) Only further supplies/costs for the rest of pool season should be propane and shutdown.

14) Gate

- a) Have received photo eyes. Will work with staff to get it placed.
- b) Really need to have a box for deliveries since they can't get past the gate. Box would be placed near the gate.

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15) Volunteer/Employee to do Lists

- a) To do list
- b) Things are going well and getting crossed off the list.

16) Other / Closing Topics

- a) Working Agenda (topics for future meetings, research, or discussion)
 - i) Working on the docks, getting them removed, finding someone to do this
- b) Electrical post/pedestal update
 - i) Posts are member responsibility
- c) Wifi
 - i) Hoping to get the final leg done ASAP
- d) Use the email process for communication. Please remember to put your name on email so we know which board member is sending it.

17) Save the dates (informational)

- 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?
- 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: Ed Gangl motioned and Jim Boldenow seconded that the meeting be adjourned. All were in favor. Meeting adjourned at 11:30AM.

Respectfully submitted,

Tara Bubar