

# **Hickory Lake Campground Cooperative Association**

## **Board Meeting Agenda**

Date: July 10, 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, Jim Boldenow, Tara Bubar, and Scott Bjork

- 1) **Call to order:** Meeting was called to order by Ed Gangl at 10:00
- 2) **Consent agenda**
  - a) R4LA Shed Site 50
  - b) Site 16 deck and fill
  - c) Site 29 and 31 placement and platform/deck
  - d) Moving electrical post and water on site 8 from middle to back. Will not splice electrical underground
    - i) All 4 lot alterations approved
- 3) **Treasury Report(Jim B)**
  - a) June Financial Statement
  - b) Timberlakes
  - c) Unemployment
  - d) Receipts
- 4) **Employee Update**
  - a) Ron and Heather
    - i) In Montana right now for a funeral. No firm answer on future
  - b) Saturday Interview
    - i) No show
  - c) Mike
    - i) Requesting checks a day earlier
    - ii) Will ask about bank account to be able to transfer and have money there the same day

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- d) Wages
  - i) present
    - (1) Have offered \$13 an hour to mow, haven't found anyone
    - (2) caretaker on site is a salaried position
    - (3) Mike is hourly
    - (4) Similar jobs in the area are at substantially higher rate per hour
  - ii) future
- e) Temp agency
  - i) For cleaning 2 days a week vs 7 days
  - ii) Will look for possible 5 days to clean and mow
  - iii) Scott B. will call for estimates
- f) Lawn service
  - i) Look for prices, will get estimates
- g) Plan G-O
  - i) Dave has reached out. Has left previously due to back issues.

### **5) Volunteer/Employee to do Lists**

- a) To Do List for Employee or Volunteer
  - i) will be getting updated
- b) Bathrooms
  - i) volunteer sign ups
- c) Lawn Care
  - i) volunteer sign ups
- d) Email to members
  - i) another e-mail to remind people of the need to volunteer, especially for pool

### **6) Overflow Outlets**

- a) It is a safety issue at this point
- b) Proposal to put a meter in it and have people that use it pay for it. There would be a four-plex on each one. Approximately \$700 plus volunteer labor to add the meter and make the poles safe.
  - i) If cords are laying around, they will be confiscated

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### **7) Fines**

- a) List has been edited down to 3 fines
- b) email will go out to members soon

### **8) Capital Project List (Scott)**

- a) Capital Plan
- b) Proposal to increase quarterly dues by \$50 that will go directly to capital budget

### **9) Gate**

- a) Closing as soon as it opened
  - i) Someone or something hit it so it was out of square. It is fixed now.
- b) Not opening on the way out
  - i) Believe it is a battery issue. Has happened to a few people

### **10) Beach**

- a) Muck Tablets
  - i) Bought 2 year supply. Will start using
- b) Weeders Digest.pdf
- c) 20% vinegar solution
- d) Order a new sign that says no pets on beach

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### **11) Share sales**

- a) Recently completed
  - i) 42, 31(39), 29(?), 16, 20, 28, 41
- b) Certificates
  - i) Call in to Currot Law Office to retrieve what he has in possession still
  - ii) Two different attorney firms said they would have to start from square one and cost substantially
  - iii) Corpex doesn't make one like our old one any more. Have similar, Samples forthcoming
  - iv) Create a printing format for a generic certificate.

### **12) Annual Owners Meeting**

- a) Wednesday October 12, 2022 Virtual, Time TBD
  - i) approved 5-0

### **13) Other / Closing Topics**

- a) Working Agenda (topics for future meetings, research, or discussion)
- b) Justin (site 16) volunteered to bring compressor for blowing out lines in Oct
- c) Electrical post/pedestal update
  - i) Distribution post on common element (site 12)?
    - (1) campground will pay for post as it is a common element
- d) Pool gate
  - i) Will start to keep both pool gates open

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

- Board Meeting 08/14/2022 10 AM @ HLCCA
- Board Meeting 09/11/2022 10 AM @ HLCCA
- Board Meeting 10/09/2022 10 AM @ HLCCA
- Owners Annual Meeting 10/12/2022 **Time TBD**, Virtual
- 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**

**15) Adjourn Regular Meeting:** Tara Bubar motioned and Jim Boldenow seconded that the meeting be adjourned. All were in favor. Meeting adjourned at 11:42AM.

Respectfully submitted,

Tara Bubar