

Hickory Lake Campground Cooperative Association

Board Meeting Agenda

Date: September 11, 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 (via google meet), Ed Gangl, Tara Bubar, Scott Bjork (via google meet)

1) Call to order: Meeting was called to order by Ed Gangl at 10:02 AM

2) Consent agenda

- a) Lot Alteration Requests
 - i) Pietrzak Lot 28 Deck
- b) Sale of lot 32
 - i) Application packet site 32 Buschmann.pdf
- c) Approve a and b 5-0
- d) Lot Alteration Request site 18 fill
 - i) Approve 5-0 with exception that the fill behind the camper needs to be black dirt, parking spot can be class 5.

3) August Board Meeting Minutes

4) Treasury Report(Jim B)

- a) Sept Financial Statement
- b) Budget 2023
 - i) employees
 - (1) Bonus for Mike for getting CPO and keeping the pool open all year.
Looking at \$1000.00.
 - (a) Vote 5-0 approve

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- (2) Bonus for Betsy and Wayne. Had originally been \$500 for original campworkers.
 - (a) Vote 5-0 to approve
- (3) Costs for next year. Budget may have to increase a little for raises for Mike and/or Betsy/Wayne if they return.

ii) insurance

- (1) Last year replacement cost values have increased. Should increase the insurance. Most likely will be roughly \$6700

iii) capital

- (1) Raising dues to allow for capital budget. Will look after the end of year budget is complete and make a final decision on any raising of dues and amounts.

5) Employee Update

- a) work comp-Wayne, cut his hand with utility knife while cutting tyrap holding pool open/close sign
- b) Discussion about the ongoing to do list. Miscommunication about list. The list is meant to be an ongoing list with no specific due date, just things to work on once daily tasks have been completed. Betsy and Wayne are happy with the conversation.
- c) Mike would like to come back next year

6) Volunteer/Employee to do Lists

- a) Fall Cleanup Volleyball Team 10/23 at noon \$500
- b) Water Off 10/08/22 @
 - i) Mike reserved air compressor
- c) Docksavailability
 - i) There is talk of the Aitkin basketball team helping to get in water and help move the docks Offer \$300-500. Looking for 6-8 people with waders. Scott B. will follow up with Bobbi and Lisa.

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7) Overflow Outlets

- a) Work started 8/20/22
- b) Need to complete the metering portion of the south pedestal as some parts ordered were packaged wrong.
- c) Email will be going out in regards to use of outlets and process of how to pay

8) Fines

- a) Dogs Barking
 - i) This has been an issue. Betsy is enforcing the rules that can be found in campground rules. Has had conversations with a few different owners. Will evaluate fining members if it continues to be an issue. Board will continue to stand behind employees enforcing all campground rules.

9) Capital Project List (Scott)

- a) Water Manifold
 - i) manifold estimates
 - (1) Maybe looking at one more estimate for a total of 3.
 - (2) Work needs to be done with keeping in mind that the whole campground will be without water. Picking a date will be important.
- b) Site 25 & 27 drainage. Finish this fall?
- c) Justin willig to do dirt and digging work. Jim A. will purchase a catch basin to put in front of lot 27.
 - i) Needs to come down this fall or spring

10) Gate

- a) Photo Eyes

11) Beach

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- a) Bench wall complete

12) Sign

13) House

- a) Furniture disposal?
 - i) Mattresses and soft furniture are soaked with urine and feces from animals. These will be disposed of.

14) Share sales

- a) Certificates - No update at this time

15) Annual Owners Meeting

- a) Wednesday October 12, 2022 @ 8PM Virtual
- b) Official notice will go out on 9/12/22 (When sending notice request questions/topics of information requests)
- c) Meeting topics
 - i) Budget

16) Election

- a) Notice to verify email addresses will go out sometime this coming week
- b) Nominations update
 - i) Will be meeting with the nomination committee to come up with names. Goal is to see 4-6 people on the ballot.
- c) Survey members to see if there are any questions they would like to see on the ballot.

17) Other / Closing Topics

- a) Email account needs cleaning up (receipts, old messages, etc...)
 - i) Anything 30 days or older will be archived.
- b) Laundry Room floor drain
 - i) will be scoped to see where the blockage is.
- c) Paint/Stain

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- i) Have been adding stain to many areas. House and gathering room will be stained a different color from the rest of the campground.
- d) Electrical post/pedestal update
 - i) Distribution post on common element (site 12)?
 - (1) Waiting on Boyd Electric

18) Save the dates (informational)

- Board Meeting 10/09/2022 10 AM @ HLCCA
- Owners Annual Meeting 10/12/2022 Virtual(google meet) 8:00 PM CST
- Water off to sites 10/08/2022
- Docks out **TBD Tentative 10/15/2022**
- Water of to Shower House **TBD Tentative 10/23/2022**
- Garbage Service Suspended 10/31/22
- WiFi speed turned down 10/31/2022
- HLCCA Election 11/7/2022 - 11/21/2022
- Board/Organizational Meeting 12/1/22 Virtual(google meet) 7:30 PM CST

19) Meeting Adjourned: Jim Apple motioned and Jim Boldenow seconded that the meeting be adjourned. All were in favor. Meeting adjourned.at 11:21.

Respectfully submitted,

Tara Bubar