

This meeting is to discuss options and the financial impact of various scenarios regarding the use of the house.

All other non-emergent items will be discussed at the annual meeting in October.

- **Call To Order:** Meeting was called to order by Jim Apple at 3:02 pm
- **Opening Remarks**
 - Board will give information. Wait until after for ideas or questions. Keep things respectful.
 - Volunteer hours
 - Thank you to all the volunteers who have helped this summer. Over 1000 hours!!
 - Operating Budget
 - Try to end the year with \$3600. This year is looking like \$2500
 - Capital plan
 - Scott discussed the capital plan and things that we did this summer
 - Financially we are expected to be very close to on budget
- **House Discussion**
 - **Financial Implications and Options**
 - Connor Plagge- Planning Zoning technician for Aitkin County has been in contact with us about the campground and sites.
 - We are licensed for 56 sites. The caretaker house is not included in the sites.
 - If we sold the house as a membership, we would lose site 36 and then have nowhere to put a caretaker.
 - We would also need to have a 55-0 vote to sell the house.

- For all intents and purposes, the selling of the house is off the table.
 - Connor would like to see us leave this as a caretaker house, less issues for them.
 - If we use it as a gathering space, function, or party room we could not have anybody sleep there.
 - The only person that can sleep in the house is a caretaker.
 - County said we cannot do short term rentals or AirBNB.
 - Labor costs have been \$33,000 per year for past several years
- Option 1
 - Seasonal caretaker 6 days a week live in the house
 - 48 hour work week, no need to pay overtime
 - Work for example April 15-Oct 15
 - Part time mower
 - Rent site 37 for \$3000, no electric cost to members (around \$600) as renter would pay
 - Pay for caretaker electric (\$600)
 - Heat house in winter average, \$120
 - Pool
 - Would need a volunteer to get certified to keep the pool open for one day and would have to commit for the whole summer or we would need to shut pool down for one day
 - Heat house during the winter to 50 degrees
 - \$24,000
- Option 2
 - Seasonal Caretaker
 - Part time mower

- bring in a seasonal worker that gets their site paid for
 - they would work about 10 hours per week, covering the 1 day caretaker is off and then a few hours a week helping around
 - Would not be able to rent site out
 - Would heat house to 50 degrees during winter
 - \$28,000
 - Option 3
 - Year round caretaker
 - 6 days a week during season
 - 16 hours a month during winter
 - They would be paid monthly throughout the year
 - Part time mower
 - Rent site 37 for \$3000, no electric cost to members (around \$600) as renter would pay
 - \$28,800
 - Option 4
 - year round caretaker
 - Part time mower
 - Seasonal caretaker work for site
 - Not able to rent site 37
 - \$33,000
- **Floor Discussion/Questions/Comments**
 - Two workers aren't getting things done now, how would that change?
 - Most of members feel they are getting things done
 - The caretaker would have a list to do daily, weekly, monthly
 - If job is not getting done members can let board know

- What about garbage
 - Would not have to have it weekly, could do bi-weekly, monthly, etc.
 - Could have caretaker bring it to the dump in the city themselves
- Unemployment
 - costs will be lower a little next year since we won't have two caretakers
 - If they are in the house all year we would not have to pay unemployment
- Snow removal
 - We have someone remove snow to the pool house already; this is what has been done every year.
 - The caretaker would shovel by the photo eyes to keep the gate closed, by the shop, and to their house. This would all be with hand shovels, no extra equipment would be needed.
- Comment regarding insurance and this is why we pay for insurance versus having someone to watch and maintain the campground over the winter.
 - What happens if we have too many insurance claims?
 - The insurance company could increase the rates or we could get dropped
- If we tell prospective caretaker they have to live in the house, we may be limited with our options of who we get to apply.
- It is hard to find caretakers to stay longer than 1 season
- Will our dues go up with any of these plans?
 - No
 - We will not be raising dues this year
 - To be blunt we do deal with inflation, we can't expect our dues to never go up.
- The care that will be taken in the house, how will we make sure it stays in good shape. Will there be any checking going on in the house
 - This will also be addressed in the employee agreement
- Does the value of free housing affect salary?

- Tax free to the employee, if it is a requirement of the position to live onsite.
 - It would be part of their compensation package
- What about giving an incentive to come back?
 - For most workcampers, it would not matter. Most like to do something different every year
 - Try to hire local and they may stay
- If we fixed the house, put someone in it. Otherwise it was a waste of money.
- Re-training new employees every year stinks.
- A lot of people rely on Doug and Carolyn Johnson, we won't be able to always do that.
- Board should choose what option; they were chosen for it, as long as it is within the budget.
- **Adjourn**
 - Motion to adjourn by Tara Bubar, seconded by Ed Gangl. Meeting adjourned at 4:30pm.