

Hickory Lake Campground Association

Closed Meeting Agenda

Date: August 27, 2023

Time: 2:00 PM

Type of Meeting: Special Closed Meeting requested by Jim Apple

Meeting Facilitator: Jim Apple

Invitees: Jim Apple, Tara Bubar, Scott Bjork, Sean Brown, Troy Shafer

Attendees present: Jim Apple, Tara Bubar, Scott Bjork, Sean Brown, and Troy Shafer

1. **Call to order:** Meeting was called to order at by Jim Apple at 2:00
2. **Housekeeping Items:**
 - a. Due at Oct. 8th meeting
 - b. Approve minutes from 8/21 and allow them to be open
 - i. Approve 5-0
3. **Updates from Scott Bjork**
 - a. Update from County Zoning and Planning Commissioner Connor
 - i. Connor has spoken with the County Attorney and the MN Department of Health in regards to the campground
 - ii. The home has always been a caretaker home.
 1. County would continue to approve that 100% regardless if it was seasonal or yearly
 - iii. Selling the house
 1. We cannot go above 56 sites
 2. If it was approved by the county we would need to retire site 37 and make it a green space.
 - a. If we were to violate this the county/state would come in and penalize us and then we would have to come up to current code which would make us lose some sites because they are too small.
 - iv. Small term rentals are not allowed by the county for us.
 - v. Could use house for day use. The minute somebody sleeps in it other than a caretaker we would be in violation.
 - b. Utility bills from the past for the house over the winter averaged about \$120 per month.
 - c. Care taker electric bills in the past
 - i. Dave- \$854

- ii. Kevin- \$556
 - iii. Ron/Heather- \$438
 - iv. Average would be about \$600 a season which Scott will use for his projections as far as options go for caretakers next year
 - d. Labor costs
 - i. \$17,600 in 2019
 - ii. \$33,000 in 2023
- 4. Options for the house
 - a. Scott has 4 viable options for the house that range from seasonal caretaker to year round caretaker to renting out site 37 or using site 37 to have a seasonal worker work for their site. He has a budget for all four and will bring them up to the owners special meeting on Sept. 2nd if the meeting is approved.
 - b. There is a 5th option to outsource everything which would cost \$55, 450 in labor costs.
 - i. The board agreed that this is not a viable option.
 - c. Sean brought up that things are getting more expensive and we can't expect dues NOT to go up in the next several years.
 - d. Sean believes we need to let the members know what are the advantages and disadvantages of closing down the house for the winter.
- 5. The Campground does own site 37 and so we are allowed to rent that out and the money would go back into the capital fund.
- 6. Special Owners meeting on Sept. 2nd at 3pm
 - a. Jim Apple as President, per bylaws, called for a special owners meeting. Troy Shafer objected.
 - b. Tara motioned to have a special owners meeting, seconded by Sean Brown.
 - i. Approved 5-0
 - 1. Jim Apple will send out invites.
- 7. **Save the dates 2023 Schedule (Informational)**
 - a. All annual dates have been added to the board calendar with reminders set
 - b. Pool shutdown 9/13
 - c. Board Meeting 9/17/23 @ HLCCA 10:00 AM
 - d. Docks out tentative 10/7/23
 - e. Board Meeting 10/8/23 @ HLCCA 11:00 AM
 - f. Owners Annual Meeting tentative 10/11/23 Virtual(google meet)
 - g. Water off to sites 10/15/23
 - h. Fall clean up tentative 10/21/23
 - i. Water off to shower house 10/28 or as weather dictates
 - j. Garbage service suspend after 10/27/23 pick up
 - k. Wifi speed turned down, 10/30/23

- l. Election 11/6/23 - 11/20/23
- m. Organizational Meeting/Board Meeting 12/13/23

Meeting Adjournment: Motion made by Jim Apple and seconded by Tara Bubar to adjourn the meeting. Meeting adjourned at 3:13 pm.

Respectfully submitted
Tara Bubar