

## **Members Annual Meeting**

**October 11, 2023 7:30PM**

### **Google Meet and HLCCA Gathering Room**

---

#### **Member Annual Meeting Minutes**

**Called to order at 7:30 PM by Jim Apple**

#### **Welcome/Introduction**

- Board Members
  - Jim Apple, President
  - Tara Bubar, Vice President
  - Scott Bjork Treasurer
  - Sean Brown, member at large
  - Troy Shafer, member at large
  
- New Members this summer
  - Mark and Michele Erickson - Site 51
  - Ann Marie Busby and Jason Brezinsky - Site 42
  - Tom Brudelli - Site 22
  - Gary and Michelle Wilson - Site 10

#### **Projects complete/major purchases**

- House completed
- Shop repaired
- Stone retaining wall
- Overflow lot expanded
- A lot of others as well shared to members via slide show

#### **Budget**

- Discussed estimated 2023 budget and projected for 2023 as well as proposed budget for 2024.
  - Members requested a line by line expense
    - Board will email this out
- Proposed budget

- 2024 proposed budget brought forward to members
  - There is not a quorum, therefore we are not able to vote on a budget at this time. It will be placed on the November ballot.

### **Employee Update**

- Open position for year round caretaker was posted on September 18, 2023.
- Four candidates applied.
- All four were contacted, two responded and they were interviewed by board members.
- Attorney has drafted employment and housing agreements.
- The board has selected Mike McNeill and an employment offer has been extended.

### **Dock Slips**

- Read over declarations and rules and regulations of dock slips.
- Actions taken in 2023 and will be in 2024
  - Clarification made to allow members to let other members use their slip
  - Clarification made that allows members that have multiple sites to have multiple entries in the lottery.
  - Clarification made that allows only one slip per member or membership grouping.
  - A member questioned the legality of this and the question was posed to the association attorney, she affirmed that the policy would withstand a legal challenge.
  - Starting in 2024 all slip rentals will have a written lease associated with the use of the slip.
  - If there are any openings, the lottery process outlined in the Rules and Regulations will be followed.
- Slip expansion is tabled until 2025 due to funds needed.

### **Weeding of the lake**

- Discussed and showed a picture of what we are allowed to weed per the DNR
  - We have asked to have this area expanded numerous times and denied every time.
- Is what we are doing now with PLM and muck pucks working?
  - One member thought if we used muck pucks weekly like we should (doing every other week now) that we may not need PLM.

- Board asked about the possibility of purchasing a aqua thruster to replace PLM and muck pucks
  - Cost is \$2000 plus any electrical that needs to be done.
  - It is an underwater fan that continuously blows to keep a water flow, thus eliminating weed. Covers 200 feet in diameter
  - If it blows straight out and not down, would not need a DNR permit.
    - Does it work?
      - One member stated that to use it correctly you would need to point it down, which would require a DNR permit.
    - Do any members have any experience using one?
    - Does it have to run 24 hours a day?
    - Maybe we should do some research over the winter and stick with what we have for now.
  - For now will stick with muck pucks and PLM and do some more research about the aqua thruster
    - Board will continue to discuss over winter if more research has been done

## **Overflow**

- There seems to be a lot of questions and complaints about the overflow lot this year.
- Discussed what the rules state about overflow
- Discussed the electric outlets that were repaired
  - In 2021 the Board amended the rules to limit the electrical outlets in the overflow lot to staff use only.
  - Complaints from members about cost
  - Safety
  - In 2022 upgrades were made and the Board adopted a policy for those that wanted to charge their boats in the overflow lot to pay a fee of \$50 per year.
  - The \$50 was to account for electrical usage as well as the cost to the association for the upgrade.
    - An estimate of the cost this year was about \$28 per boat
  - In 2023, the Board allocated reserved parking spots for those that had paid for electrical usage, to park close to the outlets.
- Common complaints of overflow
  - Leaving vehicles at HLC
  - Not parking vehicles on site
  - Vehicles and trailers not tagged
  - Not parking in line (taking up more space than necessary)
- Possible solutions
  - Assigned parking spots
  - Stronger enforcement

- Any other ideas?
  - Reduce the reserved spots from 4 to 2
  - Chalk lines for parking during the 3 holiday weekends
  - Just please tag your car and/or trailer so if it is in the way there is a way to get a hold of the owner to get it moved
  - get a list of license plates and names in case someone forgets to put an ID card in their car

## **Election**

- One open Board position up for election in 2023
- Nominating Committee: Tara Bubar, Nova Steinke, Renee Justin
- Two members brought forward for nomination
  - Jim Apple
  - Jim LeTourneau
- Floor Nominations
  - None
- Reminder that since there was no quorum tonight that the approval of the 2024 budget will also be on the ballot.

## **Open discussion, comments, or questions**

- None

## **Upcoming Important Dates**

- Water off to sites 10/15
- Road restrictions start on 10/15
  - Between October 15th and May 1st, no vehicle or vehicle trailer combination weighing over 1 ton (2000 pounds) are allowed on campground roads without the prior approval of the Board of Directors.
- Fall clean up 10/21
- Water off to shower house 10/28 or as weather dictates
- Garbage service suspend after 10/27 pick up
- Wifi speed turned down, 10/30
- Election 11/6 - 11/20

**Adjournment:** Motion to adjourn was made by Tara Bubar and seconded by Jim Apple. Unanimously approved to adjourn at 8:37pm

Respectfully submitted,

Tara Bubar