

**Hickory Woods Campground Inc.**  
Meeting Minutes  
May 4, 2013

**Opening:** The regular meeting of the Hickory Woods Campground Inc. was called to order at 9 am on May 4, 2013 in Brookville Indiana by Gary Abrams.

**Present:** Gary Abrams, President  
Dennis Eskins, Vice President

Darlene Chafin, Acting Secretary

Suellen Brafford, Treasurer  
Greg Jacklin, At Large  
Pete Angelone, At Large

**Absent:** Betsey Anderson, Secretary

**Approval of Minutes:**

The minutes of the previous meeting were unanimously approved. Suellen made a motion to accept. Pete seconds, motion passed.

**Security Report.**

We had a water problem last week in the bathhouse. It has been fixed. Joe and Jim did some research on Ice Cream. Schwan's will deliver to the front door, every two weeks. They have a huge variety of ice cream. We would start with three varieties- ice cream sandwiches, popsicles and ice cream bars. The costs are approximately the same. Delivery will be on Mondays. Schwan's will set up on Saturdays for our campers to purchase items. May even leave order blanks. Denny makes a motion to approve Schwan's. Gary seconded.

**Treasure Report.**

Suellen passed out copies of the current report. Twenty four campers haven't paid. Four non-owners in the boat yard also haven't paid.

Discussion on payment plans for late payments. Campers need a down payment and all assessments need to be paid in full by July 1. They will also be charged late fees. Mike and Sharon Day and Pete and Shelly Lunsford will receive a letter detailing their payment requirements. Board Members will call owners with a friendly reminder.

Pete explained the current budget with the Board. We'll make a few adjustments in the final budget. Pete explained the Financial Health Report that will be discussed in the General Meeting. Action and Results in the report were discussed. Increase in fees for 2015 will be mentioned. Guards were discussed and their pay.

Denny made a motion to accept the financial report. Gary seconds. All in favor, motion passed

### **Old Business/Open Issue**

No old business to discuss.

### **New Business**

1. New flooring in the Office. Greg Jacklin worked on getting quotes. We have one quote for \$3,500. The second quote is industrial tile for the same price. Greg Jacklin will take quotes to membership at May meeting.
2. Water turned on. Several leaks were found and fixed.
3. Review of assessment fees:
  - a. Base \$350
  - b. A/C \$50
  - c. 2<sup>nd</sup> Fridge \$50
  - d. Electric Hot water heater \$50
  - e. Boat yard \$100 per year
  - f. Boat yard rental for non members \$150 will increase to \$200 in 2014. Suellen makes motion to NOT prorate boat yard storage fees. Greg seconds. Motion passes.

We will update the Treasurer's position in by laws. Must be computer literate will be added . We will record the By Laws in recorder's office.

We need to update our computer program for the campground. Suellen is looking at new programs and will purchase a new program and donate it to Hickory Woods.

We need to get road gravel.

We need to start preparing to purchase a zero-turn mower.

We need to replace a valve in the bathhouse.

The Kubota usage needs to be stopped. It has been abused. Suellen makes a motion that the Kubota be changed to the mower deck and use it for a mower. Pete makes a motion to limit the power equipment to the campground use ONLY. Suellen seconded.

We discussed several different suggestions. If used, it will be fueled, cleaned and inspected. There will be a statement to sign before use. Anyone under the age of 21 will not be allowed to use.

Discussion of lots needing to be cleaned. There is a list of lots that need to be cleaned. Letters will go out Monday to those owners.

Board Members will receive a list of campers and new owner names. Vacation lists were requested for Board members.

Suellen wants to have the office painted. We will plan to have office painted during a work detail day.

Jim 70<sup>th</sup> Birthday is this year. Campground should have a party for Jim Day. It will be organized during our potluck dinner on June 1 and will include the surprise party for Jim at the pavillion. Suellen will create an email list for Hickory Woods. We will send emails announcing plans for the "Surprise" party.

General Meeting is May 25<sup>th</sup>. Board Meeting will meet Friday, May 24 at 7 p.m. to go over the agenda for the General Meeting.

**Adjournment:**

Meeting was adjourned at 10:25 am by Suellen. 2<sup>nd</sup> by Gary Abrams. Approved.

June 1, 2013 next meeting.

Minutes submitted by: Darlene Chafin, acting Secretary