

Big Swan Lake Campground Association
Biannual Meeting
Saturday September 2, 2023
10:30 am Common Interest Community Room

President Bart Schultz, Secretary Cindy Bruckbauer, Board members Dan Kolles, Brent Schloe, and Jenny Kifer were all in attendance, Treasurer Bonnie Bieniek and board member Patty Herzberg were absent at this meeting. 17 owners signed in as present.

President called meeting to order with the secretary reading of May 6, 2023 meeting minutes. Robert Bruckbauer motioned to accept the minutes as read, Cheryl Schaefer 2nd the motion, minutes approved.

OLD BUSINESS:

- Lake weed spray was discussed and agreed that treatment should resume in 2024, this will be researched in the coming months in time for season open 2024.
- Checkbook audit: Treasurer reported electronically a balance of \$18,6660.60 in account, with most recent electric billing yet to be paid upon receipt of individual owner billing statements. Board member Brent Schloe will be performing an audit of the BSLCA accounts this winter 2023. Bonnie Bieniek has submitted all requested records to him.
- BSLCA website is up and operating thanks to Brent Schloe. Anyone can access this information online at bigswanlakecic.com. No owner information is accessible through the sight without a secure password, which is available from Brent if needed. If you have anything you would like posted, please contact Brent as well.
- Internet access upon the campground is now available for those owners interested. Please contact Brent for more detailed information.

NEW BUSINESS:

- Retaining wall and maintenance: Reports of the retaining wall shifting and moving have been acknowledged. Owner Ken Opatz requested the secretary research the past minutes to determine the year it was built and the contact information of the company that did the work. That information was obtained by the secretary and forwarded to Mr Opatz. He will be looking into our options for repair.
- Wooded area clean up: Please keep the back woods free of any excess dumping or storing of unwanted goods.
- Dumpster issues: Please do not leave large items outside of the dumpster for removal. If it does not fit in the dumpster or does not belong in the dumpster, you are responsible for removing unwanted items from the campground. The dumpster itself is not user friendly, so getting a different model will be looked into. In addition, garbage is hauled away early Thursday morning, and any fish remains located in the freezer should be brought down to the dumpster Wednesday night. Help with this task is appreciated.
- Trailer parking at the landing: NO boat trailers or lifts should be stored at the landing or along the lake shore on a long-term basis. The back woods may be utilized for storage of such items and may be hauled there if left for a prolonged period of time.
- Group cleanup day: While this is hypothetically a great idea, it has failed in the past. Maintaining your own private property, picking up your personal items off of common ground, and helping with branch cleanup of common ground goes a long way as stated by owners present at this meeting. Special projects to improve and enhance common ground may need a "group workday" but is not feasible for ongoing maintenance based on low turnout in the past.

- A new lawn service has been contracted to remove leaves from common ground. S&K Outdoor Services LLC will be removing leaves this fall and spring of 2024. It is a standard protocol to remove leaves from your private property onto common ground prior to their pickup date. The association will notify owners as soon as the pickup date is provided by the company. However, as a general rule of thumb; most leaves are on the ground by the second weekend in October; please keep that in mind.
- Water turnoff usually occurs the weekend of September 30th/ October 1st. It is a good rule of thumb to get any and all water associated tasks done prior to that date. Many Owners will close up their residence and come back later on a "day trip" to blow off their leaves onto common ground by mid October for leaf removal.

• **Respectful ownership guidelines:** In accordance with association bylaws...

-No additional campers on any part of the common grounds, this was a problem over the past season. ANY campers or tents MUST BE on your own private property. It is an ordinance of Todd county and acknowledged in our association bylaws. Violators may be reported if this practice continues next season 2024.

-No children allowed to roam on privately owned property of other owners, that is trespassing and an infringement on the rights of other owners. Keep kids off of the common ground retaining walls, as stated previously it is shifting and settling, and will need repair. As a group ownership community, it is our responsibility to care for our common ground interests.

-No child under the age of ten should be operating a golf cart, especially with younger children as passengers. Also, keep the speed limit; many have small children playing who are not aware of vehicles. Make sure guests are also aware of speed limits and adhere to those posted.

-Sheds on common ground are not allowed. If your personal lot allows space for a shed, it is acceptable. If you are unsure of your lot boundaries, the secretary maintains the original lot boundaries provided for upon the inception of this common interest community.

-Common ground firepits are available for all owners to utilize. Keep common ground firepits free from personal items and off grass areas, for ease of mowing and lawn maintenance.

All of the above observations were brought forth by property owners at the meeting 9/2/2023 and have been addressed at previous meetings of the association.

Next meeting date (tentatively set) per association bylaws: Saturday, May 4, 2024; 10:30 at the common interest community room. Stay warm this winter, looking forward to the next season!