

**Camp Delton Club, Inc.**  
**Annual meeting Minutes**  
**July 15, 2017**  
**Start time 9:10AM**

**I. Call To Order**

- a. Quorum is present, 34 members at the meeting.
- b. Explanation of meeting.

**II. Minutes from 2016 Annual membership meeting**

- a. Lindsay makes a motion to approve the annual meeting minutes from 2016, seconded by Julie.
- b. Review of major business from 2016 annual meeting, Golf carts and By-laws.
- c. John site 446, need to make a plan to update interior of bathrooms? To be asked later, this is for approval of the annual minutes.
- d. Vote, 1 vote per site. Unanimous pass.

**III. Presidents Statement (In Annual Statement.)**

- a. Another year has gone by, and a number of accomplishments have been made: Electrical project, thanks to those who worked on it. We have a new office manager, welcome Samantha. Thank Vince and the grounds crew for the hard work they do. Looking to address water drainage issues, chapter 69. We have a lawyer for Chapter 69 work; we encourage members to attend board meetings. It has been an honor to serve as president.

**IV. Treasurers Report**

- a. Yearend report part of annual report. Eddie summarized the numbers.

**V. Old Business (None.)**

**VI. New Business**

**a. Election results**

- i. First year of electronic votes, 100 Ballots cast electronic 44 papers. 10 Electronic nullified, for multiple votes, 2 paper voided, Eddie 100, Cheryl 94, Bob 85, and Joe 81. Congratulation Eddie, Bob and Cheryl.

**b. Rules and regulations updates**

- i. Sent out to all members in camp about 30 days prior. Cleaned up the rules, took out old outdated policies. Cleaned up grammatical issues. Took out fines and regulations on a separate document, as well as forms. Motion made by Cheryl to accept the new rules document. Seconded by Lindsay.
  - 1. Janet 141, Under the general rules, Anti-Syphon valve. Eddie: Only if water is on, so if water is not hooked up until may, then you hook it up.
  - 2. Bob 500, Under members and guest #2, eliminate the pop-up/recreational vehicle on site. #2. Changes were made after the one Bob received. It was eliminated.
  - 3. Anita 173, never received a copy. A final copy will be provided.
  - 4. Joe 548, no date, should state if first time water is connected.
  - 5. Ed 404, I think we should state any time the water is in use, the syphon valve should be in use.

6. Julie 149, why can't the valve just stay on.
7. Mary 168, Section 11 Members as paid employees, unless an emergency? When did that change, I thought members could be office help, or bathroom cleaners? Pulled in from the old rules, members do get hired for bathroom clean up, but not for the office.
8. Ed 404, That is from the old rules and regs. Office is excluded, because of the nature of the position. Can be amended to specify areas.
9. Ron 51, Old rule says Memorial Day to Labor day, pulled straight from old documents.
10. Eddie 404, It is possible for the membership to make a motion to amend. If members think it should be memorial to labor day, it can be made now. Ron makes motion, Eddie seconds the motion, to clarify the dates of memorial day to labor day.
11. Deb 110, Storage fee, if stored off site when not in summer? A rental site.
12. Joe 540, Clarify what a temporary employee is. State as during a time of an emergency.
13. Fritz 112, Conceal carry, can you conceal carry in camp? No, state says you can, but it can be up to an individual organization to exclude.
14. Bob 500, As a whole, some are not comfortable. Do you need to carry? Out of respect for others, I think it is good to be in there.
15. When to case the gun?
16. Mary 168, there is a sign at the gate with her job. Would need a sign at the gate, not at the door. We can do that.
17. Ann 142, Why advertise, if licensed, and free to carry, let them carry it.
18. Janet 141, Did we get rid of pocket knife? It is used for fishing. What is considered a weapon, not concerned about a pocket knife being used for fishing.
19. Don 102 & 103, Check with the attorney prior to posting the sign.
20. Julie 149, Don't think guns should be secured at the gate, should be done at the trailer.
21. Bob 500, Courtesy to the gun owner, allow it to be done at the gate.
22. Mary, 168, not saying they can't have it, but saying can't carry in camp. That is correct.
23. Chuck 552, has there been any problems? No, can't we leave as it has been?
24. Lindsay 169, I agree it should be put away at the site, for the safety of the gun owner.
25. Ann 142, gun owners know how to handle, as well as the rules and regulations that go with them.
26. Sue 152, If coming to camp, why not case it when in the car.

27. Ed 404, This is not a new rule, we have had it. Not changing anything, use your head and common sense
28. Anita 172 & 174, these are things coming to everyone's attention now, just looking for clarification.
29. Ann 142, only change is a sign, no, we don't have to do it. Only to clarify a weapon.
30. Jean 112, Concerned about people coming into camp and guests, not reading the sign. Should be the member's responsibility to tell the guests.
31. Randy 149, Thank Julie and Lindsay for site inspections. Rule 13, why have 15 day compliance, if site needs to be done by memorial day, and already says that. A lot of members concerned to the 2 additional weeks to clean up, and extensions.
32. John 446, 447 had 2 extensions, why have that rule in place?
33. Ed, I agree extensions should be wiped out. Should be a window after memorial day. As to what is presentable.
34. Deb, I don't think you can fully remove the extension, unless it's under extenuating circumstances.
35. Randy 149, I think it should be a set date
36. Anita 173 & 174, 1 who is giving out the extensions. Julie and Lindsay did the past, who did in the past? No one, who gives the extension? Who determines what is and is not presentable? Leaves, branches, weed eating
37. Mary 168, received a write up, about weed whacking, never had a problem before. It was not done. Irritated that a board member cleaned up their own site, and became involved with this. Address tarps. If you feel inappropriate, fill out a form, it may not even be noticed.
38. Sandy 167, is it strictly yard work, or excessive yard materials. It is leaves, branches? It does not affect the yard furniture.
39. Julie, clarification, read off what is listed for the yard clean up. Site inspections done a week and a half after memorial day.
40. John 446, issue with 447, tall grass, and leaves just sitting there. Taking advantage of the site cleanup. The Extensions were given, for certain reasons.
41. Anita 173 & 174, It basically says the operations crew will clean up, and bill the members, it's in the rule. The operations crew says they are too busy, looking for a general person to clean up. 15 people have been fined, and cleaned up. Is there a way we can put the report verbiage in to the rules. Yes.
42. Herman 117, How are the fines going? Are people complying? They are being billed, and are they paying? It can be added to the dues.
43. Eddie 404, 10-15 sites, out of 330 members. Billing just went out.
44. Anita 173 & 174, Out of a courtesy to the members because the rules are being enforced, maybe it could have been a statement.

- Prior to the electrical project it was done, now that the electrical project is done, trying to get back to it.
45. Sandy 167, All members are adults, it is the responsibility to clean up, and follow the rules.
  46. Ann 142, add common sense and responsibility.
  47. Vicki 79, If we have to hire someone, can we have them sign a confidentiality statement? We do, it is in the contract.
  48. Ernie 301, Do we have to have grounds crew cut the tree. Up to 3-4 inches in diameter.
  49. Bob 500, Sites rule, if permission has been given by grounds manager.
  50. Gene 117, Who is paying for the new site signs?
  51. Sandy 109, What stipulates who cuts what with the trees? Am I responsible? I can't reach them? Let us know. Who pays for it? A tree service takes care of dead or diseased trees, we have a priority list, and it is currently caught up. A healthy tree can be taken down, with a fee, and you pay for it.
  52. Randy 149, railings no more than 36 inches, randy thinks per code must be at least 36 inches or higher, preventing people from putting a privacy fence on the deck.
  53. Ann 142, Village said there is a height for residential, and a different height for commercial.
  54. Janet 127, Colors and stains of the decks, pulled from the old rules. Stating old notice, about colors can be approved by buildings and grounds, shed roofs can also be metal.
  55. Sandy 167, If they don't fall within the colors, are they now grandfathered? They would have had to have been preapproved.
  56. Cheryl rescinds original motion, Julie rescinds the second. New motion to approve the rules and regulations with the changes, ant syphon valve to be on when water is in use. Paid positions in the office, members cannot hold paid positions in the office, and clarify temporary, and emergency and leave of absence, Boat: memorial day to Labor day, strike weapons 3 different times. Structures and grounds to letter clean up, any deck deviation color must be approved.
  57. Dave 431, second.
  58. Vote: 38 present, Unanimous votes.

## **VII. Other Business**

1. John 446, Bathroom roofs have been updated, what about the interiors of the bathrooms? Need a budget to refresh the bathrooms. Starting at the lodge.
2. Sue 7, Concerns of gate usage cars without tags, are we watching for this? Sue went to the site, and notified them of this. It cannot always be watched. If you notify us, we can track it down.

3. How often are checks done? 7 nights, done at 10:15-10:30, we have asked the police department to do a run thru. They have at times.
4. Have people been fined? It goes thru the discipline process.
5. Riley 127, I will say 1 thing about rick, he was dead on about cars on mirrors, as well as drive thru. I don't expect the board to do that, it is the manager's job.
6. Ron 51, Is it the camps responsibility to maintain the perimeter fence? Has the rotting fence been removed? We will look to repair
7. Mary 168, Comment made about talking to an attorney with Ch. 69, will be an update at the reg. meeting, but, will do now. An attorney was met with, primary concern was hurricane strap tie downs. Attorney stated if we tie down, then can reopen a case from years ago, to win, then back tax everyone with add a rooms. Inspection fee is unlawful. Cinder blocks, as stabilization, not structural support, should not apply. Only in a discovery phase. Will come back with recommendations.
8. Mary 168, \$100 fee, Have we heard anything on those who have not paid? Village attorney said they would take away camp ground permit, cannot do, as that is from the state. Waiting for attorney input. Lodge remodeling, earlier this year there was a meeting, any information as to what is going on? Committee has to get together, and decide on what action to take. Would that then go to referendum. Clarification, does not care who does security, as long as it is done. Is it not part of the resident of the houses contract? Yes, but there are days off too. Roland: What are we securing? Mary, I'm just asking a question. Roland, what are we securing? Mary, I will verify with the document, and get back to you.
9. Ron 51, back to the inspections, when I read the whole thing wouldn't tie downs and blocks be against the DNR requirement? Yes, we are fighting. A few years ago, cars were broken into in the middle of the night, yes, but 1 drive thru will not do anything. We have to lock our trailers, and cars.
10. Ann 142, We are all responsible for security. Common sense.
11. John 446, Golf cart issue, to relook into. Would need to form a new committee, cannot vote on, not on the agenda.
12. Mary 168, Can a member ask questions? Yes, so I was within my rights asking about security. yes?
13. Ernie 301, when was the golf carts done? Last year, just before the annual meeting it was voted on. If outcome is not liked, it can be brought up again. Anything to vote on, needs to be on the agenda in advance.
14. Anita 173 & 174, As far as the referendum, is there a way we can make a stipulation, once it is voted on, it cannot be brought up for so many years? Seems as if things are brought up over and over again. It is the dynamics of how the camp is set.

15. Sue 7, Is there any one that policies, and watches the open beverages, food etc. in the pool? Office does watch it, but we need a member to report a violation if it is seen. Guest site cost, they have gone up, but, they are for our members to invite the guests, so why pay campsite fees? If you go to local camp grounds, yes you are right, at other camp grounds you pay \$70+ one thing to keep in mind is the revenue streams, this is to avoid due increases.
16. Bob 500, are the sites on a meter? Yes, it is paid by the camp ground.
17. Joe 548, it is on the cheap side, a friend did the cost comparison, it is less expensive to rent for the weekends, then to pay for the year.
18. Sandy 167, I'm all for the cost of the rental sites, why should I pay for someone else?
19. Sue 7, they are still paying by the fees.
20. Bob 500, Can do this 2 ways. About site 414-415, the tube was not capped. Bob pulled it out, are all the sewer sites capped? If it is, bring it to our attention, we will cap.
21. Sue 7, Is there a rule against renting out your trailer? Yes, If you know about it, say something.
22. Julie 149, remind guests children cannot ride on the lap of the driver.
23. Gene 117, A lot of new signs on the sites, who is putting up, who is paying for them? Camp is providing to replace the old wooden signs. (If sign is gone, you are being billed.)
24. Ann 142, What is the cost of a sign? \$25.00
25. John 446, I think the maintenance crew is doing a good job.
26. Bea 117, Likes Eds' shirt, I think the Board members should be given the choice of their shirt to wear at every board meeting? Membership should not pay for our shirts.
27. Deb 110, Staff should have a shirt? Staff has been provided with camp shirts.
28. Vicki 79, Would like to make a comment about our board, appreciates the patience with the members, and thank you for stating facts, and not always opinion.
29. Ann 142, Samantha has done a fantastic job, club is running smoother than it ever has.
30. Jan site 141 motion to adjourn Deb site 110 seconded. Motion adjourned.