



**Board Meeting  
March 20, 2021  
Camp Delton Club Lodge**

**Roll Call**

In Attendance: Audra Arndt, Roland Eisch, Heidi Helm, Eddie Mallonen, Rich Marshall, Tammy Pfannerstill, Brian Wachowicz, Lindsay Wikel, Sue Whitaker (Virtual)

**Approval of Minutes – January Meeting**

**Motion made by: Rich Marshall**

**Motion 2<sup>nd</sup> by: Roland Eisch**

**Motion carried: All board members approved**

**Treasurer's Report**

• Contact Treasurer of the office for the Treasurer Report

- Moving ahead with loan modification, which will reduce the interest rate from 5.5% to 4%
- Requirement to refinance every 5 years with next one in 2023. The smaller loan should be paid off by then.

**Correspondence – Vice President**

- None

**Directors Reports**

- **Personnel – Brian Wachowicz**
  - Contracts for Vince and Carol have been finalized and just need to be signed.
  - Still seeking a couple of additional Camp employees (part-time office and full-time grounds)
  - Wages and unemployment benefits have been an issue
- **Insurance and Bylaws – Sue Whitaker**

- Requested copy of the minutes from the 2020 Annual Membership meeting and Bylaws Committee meeting in October to update bylaws with those passed and prepare for committee meeting when Sue returns in June
- Shared that Chapter 69 is back up on the Town of Lake Delton website
- **Buildings and Grounds – Roland Eisch**
  - Reported that telephone wires have been removed by Frontier and poles are next
  - Wood will be sold in bundles and not buckets. We will use up remaining wood in Camp and then look to purchase from a vendor to resell to members. Members also have the option to buy a full chord of wood for \$100 from a vendor.
  - The snow stakes put up for plowing have been disappearing and they are looking into a suspicious child of a member as the possible cause.
  - Frost is likely out of the ground and they may be able to turn on the water one week earlier than expected.
- **Membership – Heidi Helm**
  - There are no memberships for sale. 102 just sold.
- **Activities – Tammy Pfannerstill**
  - Looking into options as COVID protocols for the season are becoming clearer
  - Paint pickle ball lines on the basketball court
  - Exploring movie nights at the pavilion with snacks for sale. We have a digital projector, but they are looking into options to secure a portable screen.
  - Tree planting – The DNR supplies trees to purchase cheaply. We would need to purchase a minimum of 300 trees.
  - Welcome back breakfast Memorial Day weekend – looking into COVID protocols
  - Planning kid's parade and corn hole contest for 4<sup>th</sup> of July weekend
  - Scavenger hunt
  - Paint night
  - Vendor fair in June
  - Raffle contest – different ones throughout season – ***discussion on legality of if we need a raffle license...the consensus was that we did not need a raffle license if tickets were only sold to members, but this will be confirmed.***
- **Capital Improvements**
  - No report
- **Office Manager – Carol Rochester**
  - Taken over more duties with QuickBooks – cleaning up the records
  - Membership dues coming in steadily. A final reminder will be sent April 1.
  - Continues to clean up storage rental space files – outreaching to ensure members are still interested in renting their space. There is a waiting list.
  - Hiring for an additional part-time office worker
  - Preparing for opening – ordering supplies, etc.
  - Need to start the spring newsletter – articles from board members due April 15
- **Grounds Manager – Vince Klitzman**
  - Plowing as needed
  - Finished second library box for books
  - Secured second bid for water drainage issues

- Tree removal service coming into Camp to assess plans for the season
- Water testing from the state taking place soon
- Town needs to flush the water hydrants – working on a day for this to occur
- Pool will get unwinterized in May for an opening the Friday (5/28) of Memorial Day weekend

### **Old Business**

- A. Board Handbook/Calendar (Eddie Mallonen)
  - a. Carol has worked hard on collecting materials into binders for each board member (distributed at board meeting) that will be updated annually and transferred among board members when taking on different roles
  - b. Each board member is to review and add from past experiences by the start of season (for current role and any previous ones on the board)
- B. Bids for Dells Restroom/Laundry Facility (Roland Eisch)
  - a. Working on locating an architect and developing a blueprint
- C. Member Only Facebook Page (Heidi Helm)
  - a. Tabled until spring
- D. Spectrum/Lodge Wi-Fi Update (Carol Rochester)
  - a. Waiting to see if Reedsburg Utilities will expand to area including Camp
  - b. Other utilities are not planning to build out in this area
  - c. If Reedsburg Utilities expands, goal is to get connected to the Camp and then see about access for members at sites for a cost
  - d. Static IP address is in place and blocks spam nicely
  - e. Frontier removing telephone poles if no active members have service using them
  - f. If Frontier does not remove them, the tree service will remove them.
- E. Drainage Issues in Overlook and Wilderness (Eddie Mallonen)
  - a. Form will be available at the office to collect information throughout Camp (i.e., path of drainage, type of problem, etc.) to allow us to review it
  - b. Targeting consistent problems with drainage
- F. Bids for Wilderness French Drain/Sewer Tie-In (Eddie Mallonen)
  - a. Need to address problem in area of Wilderness that has a low spot that is like a swamp and multiple trailers are sinking in the area
  - b. Bids has been received (2 bid and 2 other companies said no) to build a catch basin to collect water with a drainage pipe underground to channel water
  - c. Low bid was \$13,500
  - d. Suggestion was to pay for this out of reserves (currently have \$35,000 in general reserves and \$20,000 in roads reserves)

### **Motion (Roland Eisch): Accept bid for \$13,500 from Royal Excavating from funds in the general campground reserve**

**Second: Brian Wachowiacz**

**Discussion:**

1. Clarified this is a similar setup to another project already successfully completed
2. This will dry up 7-8 sites and positively impact a dozen or so other sites

**Vote: All in favor**

### **New Business**

#### **A. 2021 Season COVID 19 Procedures/Action Plan**

- a. Plans for water to be on and the Camp open by Friday, April 16, with bathrooms and laundry facilities reopening Friday, April 23
- b. Reopening of the pool and game room the Friday (5/28) of Memorial Day weekend
- c. State-wide mask mandate goes until April 15 – masks will be required in the upper lodge, game rooms, and while waiting in line at activities
- d. Bathrooms will reopen 24 hours a day as of Friday, April 23
- e. Guest site rentals will resume
- f. Pavilion will reopen
- g. New restrictions in the pool – all pool toys and noodles must be brought with and taken with members when they leave pool. There will no longer be storage in the pool area. All items left will be discarded.
- h. Playgrounds will reopen as normal
- i. Use of game room, pool, pavilion, lodge, restrooms and laundry facilities, and participation in Camp activities is at the member's own risk
- j. All these details will be sent to members in the next two weeks

### **Audience to members**

1. Site 557 – Recommended to discuss at the next bylaws meeting putting back in the rules a requirement for a member to plant a tree if a live tree is cut down on a member site (i.e., for deck, shed, etc.). Inquired if there is a need to extend deadline of dues if members are impacted by COVID. Discussion of board demonstrated that there did not appear to be a need
2. Site 149 – Shared they believed someone took canoes off the canoe rack and formed a circle around a fire pit. Discussion entailed and it may have been the result of members not properly tying their canoes to the rack. Also shared the lake access area needs additional tidying up. The board discussed and all watercraft in that area must have a name and site number on them. A notice will be sent to all members and those not marked by June 1 will be removed. Also inquired about site cleanup. The Board shared that cleanup must be completed by the second weekend of June (due Sunday, June 13). A complaint form will be available at the office for members wishing to report violations. Reported complaints will be inspected with violation and fine letters out by June 27.

**Motion (Roland Eisch): Adjourn meeting. All in favor.**

### **Members present:**

	<b>Site #</b>	<b>Name</b>
	site #033	Mark Zick & Arndt, Audra
	site #040	Richard Marshall & Steven Jahnke
	site #050	Tim & Linda Moore - via Zoom
	site #077	Brian & Connie Wachowicz
	site #090	Art & Pat Thompson - via Zoom
	site #118	Heidi & Richard Helm
	site #119	Rick & Heidi Helm

	site #149	Julie & Randy Disterhaft
	site #152	Adrian & Sue Whitaker - via Zoom
	site #169	Mark Berzill and Lindsay Wikel
	site #310	Tammy & Nate Pfannerstill
	site #404	Eddie & Tina Mallonen
	site #417	Raymond & Tracy Krasemann
	site #430	James & Cheryl Sorenson
	site #434	Roland Eisch/Ben Dalsoren
	site #553	Steve Scheid - via Zoom
	site #556	Christine Ceranowski
	site #557	Marty & Barb Ceranowski
	site #559	Stephen & Theresa Casselbury