



**Board Meeting  
March 19, 2022  
Camp Delton Club Lodge**

**Roll Call**

In attendance: Audra Arndt, Roland Eisch, Heidi Helm (Virtual), Corey Holland, Eddie Mallonen (Virtual), Rich Marshall, Tammy Pfannerstill (Virtual), Brian Wachowiacz, Sue Whitaker (Virtual)

Excused: and Tammy Pfannerstill

**Approval of Minutes – January Meeting**

**Motion made by: Audra Arndt**

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

**Motion carried: All board members approved (7-0)**

**Treasurer's Report**

CONTACT OFFICE MANAGER FOR A COPY OF REPORT

- Reminder that revenues from storage and capital assessments were recorded in 2020 for last year so the numbers for reference include those even though QuickBooks recorded them the year before. 2022 numbers are now in line.
- We officially paid off the smaller line of credit. Rest of the capital assessment will go towards the large loan with a payment due in June.
- Reserve updates were provided. Verifying balances with QuickBooks and will publish reserve account updates in May.
- Second set of invoices were sent out for those who are not paid up on dues. Suggestion was made to make follow up phone calls to members who have not paid anything yet.

**Correspondence – Vice President**

- **None**

**Directors Reports**

- **Personnel – Corey Holland**
  - Putting out two job postings – one for a part-time office and one for the grounds and maintenance crew.
  - Time clock is needed for the grounds department since the existing one is obsolete. Only challenge was that it required an ethernet connection versus wireless. A way around this was to get a Bugtussel connection at an approximate cost of \$70 per month. Another option is to install the time clock in the lower area of the lodge building. A long-term solution would be to trench a cable down to that building. Need to use the timeclock for safety reasons (knowing who is on the clock at any moment in time). A hotspot through US Cellular was another option discussed. Installing a second modem from the phone line will be explored as well.
- **Insurance and Bylaws – Sue Whitaker**

- Contacting Wisconsin attorneys to determine what to do with a trailer remaining from an expelled member. Member has blocked her numbers, so it is impossible to reach them. Final notice was sent. Another option for disposal is a person who is buying up trailers and renovating them.
  - Carol was added to the insurance to drive the truck. Updated insurance to remove former employees. Vince, Carrie, and Cheryl are already on it.
  - Older vehicle will have collision and comprehensive removed and maintain liability to lower premium.
- **Buildings and Grounds – Roland Eisch**
    - Lots of wood in Camp from fallen trees. Recommending wood is free for members who split it themselves. Concern was addressed that selling wood is a large revenue generator for the Camp. Another suggestion was to set up a stand near the road to sell wood to the public. Suggestion was made to generate a sign-up list in the lodge to track who is removing wood from pre-identified areas. Revision to the suggestion was made to eliminate signups, but still communicate areas where trees have fallen. Stipulation is that the trees must have fallen. Selling by the half chord was another suggestion. Members would not be able to use the Camp splitter for liability reasons.
    - No estimated date yet for water turn on because of weather. Target date for April 15 pending weather.
    - Discussion on what to do with old truck. It will cost approximately \$1,600 to make plow useable on new truck. Cost for a new plow is about \$6,000.
- **Membership – Heidi Helm**
    - One site is currently for sale. Website will be updated to remove the others that have sales pending. Three additional members are interested in selling their trailers but are waiting to get back to Camp to fix them up first.
    - Carol's hours will increase with increased demand on the office with the weather getting nicer. Updated office hours will be communicated to members.
- **Activities – Tammy Pfannerstill**
    - Working with Nancy G. to set up craft/garage sale of which Nancy will lead. Target date of Labor Day weekend with a plan to host at individual member sites. Additional garage sale by the road was also suggested.
    - Activities this year will not include meals because of low turnout from past ones.
    - Donut social is being considered for Memorial Day weekend.
    - Other dates for events are being ironed out. Volunteers are needed. \$5 raffle tickets available at the lodge for current raffle, which includes a cooler of meat and will be drawn July 4<sup>th</sup> weekend.
- **Capital Improvements**
    - No report
- **Office Manager – Carol Rochester**
    - Office hours will extend to 9-3 except for Tuesdays and Wednesdays where the office will remain closed because of numerous vendors coming in.
    - Stocking up the store in advance of the season.
    - Already have 14 guest site rentals and 2 pavilion rentals for the year.
    - Books are now set for an audit at any time.
    - Logan will return in April.
    - Signup sheet will be available in the lodge for the Waterfront Committee that is being coordinated by the member. Putting in for a \$3,000 grant for

beautification of Mirror Lake lakeside property. Need to be careful of what is changed to avoid fines with Mirror Lake Association.

- New visitor hang signs will now have our logo on them courtesy of donated artwork from Site 165.
  - 105 memberships have not paid their dues as of March 21. Undeliverable emails were sent invoices via regular mail.
  - Question was asked about available rental spaces. There are a handful of available spots throughout Camp.
  - Additional questions were asked about rented spots on the lake (approximately 7) by the dock at the lake. These are not for guests. Guests may store boats at a vacant storage space for a daily fee.
  - Agenda item will be added to the May meeting to require canoes and kayaks to be secured front and back.
- **Grounds Manager – Vince Klitzman**
    - Maintaining plowed roads and prioritizing orders for the tree service.
    - Supplies for the season are set.
    - Began putting all the bath houses back together and refurbished a bench for the Camp that Roland discovered.

### **Old Business**

- A. Progress Report Dells Restroom/Laundry Facility (Audra Arndt)
  - Vince finished all the floor repairs, so Dells Village facility is safe for a while.
  - Committee working on architecture quotes to draw up plans for a new building. 3 bids were received from across the state. Costs were \$10,700 plus seg fees, \$10,500 and \$3,740 with a plan review fee of \$440. Recommending the committee approve the lowest cost bid from Eskay Architecture, which is also a relative of a member in Wilderness.
  - Permanent structure is the option they are pursuing as the others were ruled out.
  - Once plans are drawn, bids will go out to contractors and then to membership as a referendum, likely in 2024.
  - The restroom facility is required by the state for us to have guest sites and a certain amount per number of members also.
- B. Purchase of Truck to Replace Chevy Vehicle (Roland Eisch/Audra Arndt)
  - New truck was purchased for approximately \$33,830, which is below the not to exceed motion of \$37,500 from the last meeting. We now have a useable and safe second vehicle. Looking into getting a plow that may be used with the new vehicle for future seasons. Used the Vehicle Reserve Account and Camp Maintenance and Improvement Reserved to pay cash for the vehicle.

### **New Business**

- A. None

### **Audience to members**

- 1. *Site 557* – No questions

**Motion to adjourn (Sue Whitaker): Second (Roland Eisch). All in favor.**

Next meeting is May 21, 2022, at 10:00 AM in the lodge and virtual

### **Members Attending:**

	Site #	Customer
	site #033	ZICK, MARK & ARNDT, AUDRA - #033
	site #077	WACHOWIACZ, BRIAN & CONNIE - #077

	site #087	HOLLAND, COREY & TERRI - #087
	site #118	HELM, RICK & HEIDI - #118- Via Zoom
	site #119	HELM RICK & HEIDI - #119 - Via Zoom
	site #149	DISTERHAFT, JULIE & RANDY - #149
	site #151	MORGAN, MARY - #151
	site #152	WHITAKER ADRIAN & SUSAN - #152 - Via Zoom
	site #310	PFANNERSTILL, TAMMY & NATE - #310 - Via Zoom
	site #404	MALLONEN, EDDIE & TINA - #404 - Via Zoom
	site #417	KRASEMANN, RAYMOND & TRACY - #417
	site #434	EISCH, ROLAND/DALSOREN, BEN - #434
	site #556	CERANOWSKI, CHRISTINE - #556
	site #557	CERANOWSKI, MARTY & BARB - #557