Board Meeting
May 16, 2026
Camp Delton Club Lodge

Roll Call
In attendance: Audra Arndt, Julie Disterhaft, Corey Holland, Brian Wachowiac
Virtual: Jen Edgeworth, Eddie Mallonen, Rich Marshall, Sue Whitaker,
Excused: Heidi Helm

Approval of Minutes – March Meeting
Motion made by: Rich
Motion seconded by: Julie
Discussion: Corey
- None

Motion passed: All board members (7-0)

Treasurer's Report

Please reach out to the office for a full breakdown. Highlights:
- No budget meetings yet this year. It has taken some time with the internet down to get the books closed and up to date. Financials shared are only up to February. Work to be done with MBNE and hopefully everything will be caught up by the June meeting.
- Gross profit explanation - Dues paid are divided by twelve and accrued monthly for gross profit. Numbers included are two months of dues that are accrued
- Expenses explanation - Expenses generally come in more during the summertime
- 13 membership sites have not paid fully, totaling $29,000. If unpaid by June 15, they will be brought forward for expulsion
- Reserves
    - Audra went over the reserves in depth - 2025 - $202,768
    - Large amount came out in 2025 for the engine in the truck
    - Expenses came out of recruiting for the Grounds Manager
    - We can borrow from accounts to cover expenses until dues income comes in
    - Heater replacement in Wilderness laundry
    - 2026 - 227,701 in reserves
    - Received payment for tower which was put into main reserves
    - Several CDs that earned higher interest rates are up for renewal this week. They will be renewed. Made about $5,000 in interest since they put them into it in January 2024.
- Site 87 - what is the budget for activities? (Answer: motion was made at an annual meeting several years ago to move it out of self-sufficient. Now it is $2,000 per year that is allocated. Any proceeds are put back into operation).
- Site 404 - Activities used to be a fundraiser for playground equipment. The goal was to have carryover to continue building year to year. Audra shared we will need to look into the original approved motion. It will need to be brought up at the next annual meeting. (Jen - this needs to be communicated to membership that the proceeds go to operations instead of activities).

- Site 2 - agrees with Eddie and Jen. She has run the craft fair and helped with the activities and always thought it went into a separate activities committee. (Answer: will look into and may need to bring this up at the annual membership meeting)
- Site 149 - when Mary and she ran activities, they started with a $1,500 budget. At the end of the year, any remaining money in the activities fund was used to purchase things the camp could not afford (i.e., lawn chairs, lawn mower, etc.) (Answer: there were years when activities directors also did not charge fees to change
- Site 87 - made $2,000 between 50/50 and food truck last season
- The savings account for activities was eliminated when it changed to a budget item

Correspondence – Vice President (Eddie)

- I-90 project - website is up and they have moved into the acquisitions portion of the project. They will start purchasing land for the project to expand it to three lanes each way. More will be shared and the website in the newsletter. We should have a sound wall. Those in Outlook will get a ballot to vote on it and there will be meetings. This will likely not start until next season
- Newsletters in the past included a comic strip that was copyrighted by Kings Syndicate. AI can scan and identify problems. We got a letter stating we need to pay $1,400 for use. The lawyer responded that the 3 years of limitation had passed. They came back saying it was only discovered and the true deadline was in 2028. Additionally, they claimed that it was used to generate income for credit card transactions. We would need to hire an attorney that specializes in this and there is no guarantee it will win. They recommended we pay the $1,400. Additionally, we will scour the website and potentially take down past newsletters. We can use professional fees to cover it.

Motion: We submit payment in the amount of $1,400 to pay plaintiff of the use of copyrighted material in a 2017 newsletter.

Second: Julie

Discussion:

- Sue: Recommend we pull all newsletters online and remove pictures and any copyrighted materials before putting them back up (Answer: Carol will pull immediately). Also, be careful with material posted on Facebook. This may not solve it forever - they are places that have saved previous websites
- Corey - where did they come up with $1,400. Also, we are a non-profit. Can we counter with $1,000 to settle? (Answer: Eddie - $1,400 is final and this is time sensitive before they officially file this in court where we would then incur legal expenses on their end).
- Audra: How are we paying them? (Answer: Our attorney asked that Eddie get back to him. Our attorney will send a letter and ask for their preferred method of payment)
- Brian: It is unfortunate that they are going after. It is a sign of the world today

Vote: Passed 7-0

Directors Reports

- **Personnel – Julie**
    - Nothing major. She needs to talk to all employees about talking to each other. Communication is needed between the different areas.

- **Insurance and Bylaws – Sue**
    - Contacting committee members and scheduling a meeting in June
    - The Traffic Committee is first on list, both structure and fines

- Looking at rules and consequences - setting up a table of consequences for any violations of rules. Many ignore them because there is no consequence.
- Brian - get newsletter articles to Carol by end of business Monday.

- **Buildings and Grounds – Corey**

Water System Update

The seasonal water system startup went relatively smoothly. During the shutdown last season, several damaged pipes were identified and have since been repaired.

LW Allen Company inspected our pump systems and determined that the issue was not with the pumps themselves, but with the control panel. The two primary pump stations serving Wilderness and Dells Village were evaluated. After repairs were completed on the Wilderness pump system, it was discovered that the Dells Village station was operating on only one motor. Ideally, both motors should be running to prevent excessive wear and potential premature failure.

As a result, a motor replacement was necessary at a cost of approximately $16,000. This expense likely could have been avoided had the issue been addressed earlier. With the repairs now complete, the system should operate reliably moving forward. However, our infrastructure is approximately 15 years old and beginning to show signs of aging. To better manage future needs, a comprehensive maintenance program is being developed.

It was also noted that if the system were to experience a major failure, water service would need to be shut down temporarily to prevent a sewage discharge into the lake.

Overlook Stairs Project

Repairs are underway on the stairs in the Overlook area. Efforts are being made to complete the work while maintaining lake access for members and guests as much as possible.

Tree Removal and Maintenance

A member recently inquired about a tree removal request that has been pending for several years. An assessment of the Camp identified approximately $26,000 worth of tree removal needs. Staff are currently reprioritizing projects, with the highest priority being trees that pose a risk to people or property. Tree trimming projects will be addressed at a later date.

Leaf Pickup Reminder

A communication was sent reminding members to place only leaves at the curb for collection. This helps prevent damage to equipment and improves pickup efficiency. If other materials are mixed with the leaves, they will not be collected, and members will be responsible for separating and properly bagging those items.

Public Restrooms

A dedicated individual has been hired to clean the public restrooms. Members are encouraged to leave the facilities in the same condition—or better—than they found them. Cleaning supplies are available in the restroom stalls for member use.

Member Communication and Transparency

Management is working to increase transparency and improve communication with members. Members are encouraged to reach out via email with questions, concerns, or suggestions.

- Questions: Site 556 - understands the expense, but could we get an extra pump to have on hand in case one goes down? (Answer: this is something we can look into in the future. Normally they can be repaired and if it is bad, it will only take a couple of weeks to get another. This is why there are two pumps in each unit)
- Site 62 - inquired about trees removed from his neighbor and the ones needed on his site. Could they be brought down into the woods to save cost? (Answer: they will look into it)
- Site 167 - question about leaf collection. Does the machine have a problem with pine needles and pinecones? (Answer: yes, that is ok. It is the rocks, branches and wood that create problems.
- Site 404 - asked about the annual cleanup for the tanks (Answer: Corey has not heard about it and can look into it. Sue thought they would come in and pump them out at the end of season. Also asked about trees that are dead behind the boat storage in Dells Village. (Answer: it is complicated with the need to move the boats. Corey will look into it when they re-examine. Perhaps the removal service can drop them, and our crew cuts the wood).
- Site 36 - earlier in the year we discussed what to do about the leaves. There was a discussion about getting a dumpster. Corey explained that he and Darren worked on a plan Darren is dumping leaf material and spreading it over the area by the tower and horse barn - like compost - this will likely prevent as much need to dump down the hill.

- **Membership – Heidi**
    - No report

- **Activities – Jen**
    - Next weekend starts the kickoff of events; Saturday: 9-2 craft fair, Sunday: welcome back breakfast, Monday:8-12 traveling coffee.
    - She is working on other events for the summer including booking live entertainment. All events will be posted at the lodge, in the newsletter, and on Facebook
    - Encourages members to share ideas and volunteer.
    - The in-camp rummage sale is in June. They also want to have a rummage sale open to the public by the road
    - Brian encouraged members to work with Jen before committing to outside vendors. It needs to be legitimate and meet health standards.
    - Brian provided an update that we do not want to spend a lot of money on insurance for alcohol. This will be kept in mind for events we sponsor. Outside vendors have their own licenses. We will not be selling alcohol at our events. The insurance company dropped it. They will cover liability if given for free.

- **Office Manager – Carol**
    - All staff are returning. Summer hours start Friday 9-10 every day with the pool open. Logan has returned full-time. Phil and Wendy are part-time.
    - 25% sale on garments to allow for new stock next year.
    - The newsletter will be in the lodge and not on the website.

- **Grounds Supervisor – Darren**
    - Not in attendance - family wedding

- Brian provided a list to Corey for Darren to look into (top signs and speed limit signs back in place, dryers in Overlook are taking too long to dry
- If members see something, fill out the paperwork

Old Business

- Wi-Fi and Telephone (Brian/Carol)
    - Camp experienced serious issues with the internet and there was finger pointing between Frontier and Verizon and we were stuck in the middle.
    - The phone at the shop somehow got mixed in the changeover and it is not working. It will be corrected in the next couple of weeks.
    - VPM has not been reinstated for work between Audra and MBNE. Matthew is working with the engineers to correct issues with firewalls working.
    - AT&T is our internet provider and CTN is the phone moving forward.
- Traffic Committee (Eddie)
    - Submitted proposed fine structure to Sue who will share with the Rules & Regulations Committee.
    - He is hoping to be able to bring the fines to the board for a vote in June.
    - He will look at improved signage when he return to Camp and is working with Audra to purchase a speed detector gun
    - Site 556 - is there a meeting date yet? (Answer: Sue said the member can set a meeting since she is the chair)

New Business

A. Email Motion for Camera System (Brian)
- Two items that came up that we needed to address as a board because of timeliness.
- The Board needed to deal with the pump before the last one failed. Everything will be noted in the minutes from this meeting by Rich.
- The camera system failed and we needed to make sure we had a camera system up to protect members.

Motion (Audra): "**We proceed with the implementation of the proposed camera system as quoted by Krus Fire and Security, LLC per quotation 11436 for $5826.55 for the main lodge building to replace the non-functioning camera system and quotation 11435 for $2860.51 for the addition of cameras to the dumpster and maintenance building area with the funds to come out of the main Camp Maintenance and Improvement Reserve Account."**

Second: Julie

Discussion: None

Motion Passed: 9-0 on April 18

B. Email Motion for Life Station Pump

Motion (Corey)

"I make a motion to approve replacement and installation of the non-running pump in Dells Village with a new Hydromatic Lift Pump , as recommended by the Grounds Team per the quotation from L. W. Allen for $13,549.00 and $2,150.00 for

installation in the direct basin and to re-install the pump from the Wilderness station for $505.00 for a grand total of $16,204.00 with $6,000.00 coming out of the (11971) Sewer Reserve Fund and the balance of $10,204.00 coming out of the (11941) Main Campground Maintenance and Improvement Reserve."

Second: Sue

Discussion:

- Verbiage in email with motion:

"Distinguished Board Members,

It has been identified that one of the two lift pump motors in the Dells Village pump station has not been operational for several years, and another lift pump motor from the Wilderness station was having recent issues and was taken in and evaluated to ensure uninterrupted sewage management and prevent a potential multiple system failure.

Our waste system was designed to run with 5 pump stations with 2 lift pump motors in each station 15 years ago. The two lift pump system is designed to alternate wear and tear on the motors to get better run life and if one goes down you can run on the other pump while the equipment is being serviced.

When I was in camp on April 18th the Dells Village station was completely shut down . We had to call County Plumbing at a cost of $1,679.00 to pump down the holding tank in Dell's Village to avoid a potential sewage spill. It also bought us a couple of days before we could get our contractor in. At the same time the other larger pump station in Wilderness was running on only one left pump motor that needed to be diagnosed and repaired.

It's obvious from what we're seeing that this system has been neglected and poorly maintained.

Our goal moving forward is to bring all the failed motors back online and never depend on one motor to run any pump station unless we're waiting for replacement parts and it can't be avoided. We will be looking into some type of bi-yearly maintenance plan to avoid as much as possible a catastrophic failure of the waste system."

Site 68 - shared we did the right thing to address business

Motion Passed: 8-0 on May 5.

C. 2026 Election Dates

- Eddie will oversee election as Vice President
- Dates - nominations May 16 (today) and close on June 10 - please talk to them first
- Bios due June 13
- June 15 - election opens
- July 17 - close and ballot counting at 5 PM
- July 18 - annual meeting

Sue: which are up for renewal - Audra, Heidi and Jen

Audience to members

1. *Site 33* – was able to find motion on activities and verified that proceeds go to the operations of the camp. This would need to be a supplemental motion at the Annual Membership meeting to correct this.
2. *Site 556/557* - inquired about cleanout by the retaining wall. Believes it has not been done for a long time. (Answer: Darren is looking into vendors and options to do this

and will be brought forward as a motion to release funds. She is worried about us potentially getting a fine via the DNR).

3. *Site* 556/557 - addressed concern with the size of a deck by a member (Answer: they discussed it and looked into what the member did prior to building it. The member filled out paperwork, and it was approved by the previous Grounds Manager and then he replaced the deck. It is smaller than the one before, but it is still larger than the allowed amount. The board does not get involved with each approval). The member expressed concern about grandfathering that should be null and void if it is sold.
4. *Site 68* - shared a letter she submitted to Brian with concerns with a deck that exceeded limits and included the rule. She received a response - her rebuttal -

"5/16/2026
To: Camp Delton Board of Directors

Barb Ceranowski & myself had submitted a letter to the Board of Directors regarding the construction of a new deck that does not comply with our Rules & Regulations, Section3 - Structures and Campgrounds; add-a-room, deck and screened-in-closures. The total square footage for all three is limited to, no more than 360 square feet, Brian W, our President, did respond.

The owner, James Gregg, Site 71, apparently filled out a request to replace the deck at his site, which was approved by the Grounds Manager, Seth. The original deck was built by (Ed Herman), which was built larger than 360 SF required by our Rules & Bylaws. The deck was grandfathered with he (Ed Herman) or another owner demolished the deck. The deck was demolished by the new owner who took over the membership, the grandfathered clause is no longer valid, it is dissolved.

The existing deck was demolished and a new deck was constructed to be approximately 32 x 16 = 512 SF. It is in our Rules & Regulations that a Buildings Grounds form must be completed with the owners description and dimensions of the deck to be constructed. The deck measurement does not comply with the camp rules.

We agree that Seth may have approved this request, however, he may have failed to know the requirements for the size of the deck. The Buildings/Grounds director should have followed up for the request and given direction to Seth as he was in training for the position of Camp Grounds Manager.

Respectfully submitted

Barb Ceranowski
Sally Pfotenhauer
Co-Chairs of the Bylaws, Rules and Regulations Committee"

The letter regarding the deck was summarized. It was explained that the deck had been considered grandfathered and that this status was believed to remain in effect until the original deck was demolished and replaced by the new member.

Discussion followed regarding whether this interpretation is supported by the current Rules and Regulations. Eddie noted that this grandfather provision is not explicitly stated in the governing documents and recommended that it be added to the Rules and Regulations rather than relying on interpretation. During the discussion, Sue clarified that the statement regarding permits had come from the Grounds Manager, not the Village. Eddie also shared an example involving a similar situation in which his sister was informed by the Village that a permit was not required.

Board members, including Brian, Corey, and Eddie, discussed the circumstances surrounding the approval process. It was noted that the member had followed the steps

provided to them and acted in good faith. The consensus was that it would not be appropriate to require the member to incur additional costs due to an error in the Camp's review process. It was further noted that Seth had been operating under the guidance and training of Vince, and there was an assumption that established procedures were being followed correctly.

The Board agreed that the member would not be held responsible for additional costs related to this matter. However, the discussion highlighted the need to revise and strengthen procedures going forward to prevent similar situations from occurring in the future.

5. *Site 556* - asked if we had this in writing including the dimensions (Answer: the dimensions were not there, it stated replace existing deck with similar dimensions)
6. Tim Moore - saw paperwork that said fix deck to fit new trailer. Seth assumed he was fixing the deck, not replacing it.
7. *Site 149* - ensure moving forward that requests have the dimensions
8. Tim Moore - encouraged moving forward that it is clear whether they were repairing or replacing a deck
9. *Site 404* - shared that the attorney would find holes in the process if we force him to remove and redo a deck.
10. Brian - this was not an easy decision. He discussed it thoroughly and almost changed his mind. He does his best to do what's best for the Camp as a whole.
11. Site 68 - they just brought it up because of rules
12. Site 149 - there needs to be something clear about grandfathering in the rules
13. Site 404 - encouraged caution with the orientation of trailers - often the direction is dictated by the blueprint is based on utilities.
14. Site 556 - new trailers need to be inspected before being brought on site. There must be a reputable company doing the install
15. Site 87 - with Memorial Day coming up, want to recognize all of our veterans and stand up

Motion to adjourn meeting (Julie). Second (Corey). Motion carried 7-0

The next meeting is on June 20 at 9:00 AM.

Attendees:

	Site #	**Customer**
	site #002	PATRICK, ROXANNE & RUFFOLO, R - #002
	Site #008	JASINSKI, JEFFREY, BARB, THOMAS - #008
	site #021	SABBY, RONALD - #021
	site #033	ZICK, MARK & ARNDT, AUDRA - #033 Zoom
	site #040	HARRISON, MARK - #040
	site #050	MOORE, TIM & LINDA - #050
	site #051	USEDOM, RONALD & PAMELA SUE AKINS-#051
	site #062	HELDING, MARK & JILL - #062
	site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
	site #069	KUPKA, DEBRA & PFOTENHAUER, SALLY-#069,,
	site #077	WACHOWIACZ, BRIAN & CONNIE - #077
	site #082	ROGERS & ROTAR - #082
	site #084	MARSHALL, PAT & RICHARD - #084 Zoom
	site #087	HOLLAND, COREY & TERRI - #087
	site #088	ERNST, DANIEL & SUSAN - #088
	site #146	HOLLISTER, DAN & MARYANN - #146

	site #149	DISTERHAFT, JULIE & RANDY - #149
	site #152	WHITAKER ADRIAN & SUSAN - #152 Zoom
	site #167	KUPKA, SANDRA - #167
	site #404	MALLONEN, EDDIE & TINA - #404 Zoom
	site #417	KRASEMANN, RAYMOND & TRACY - #417
	site #522	EDGEWORTH, JAMES - #522 Zoom
	site #556	CERANOWSKI, BARBARA, CHRISTINE - #556