Annual Meeting Minutes
July 19, 2025
Camp Delton Club Lodge

I. Call to Order – Brian Wachowiacz, President

- Brian explained that this is a membership meeting and not a normal board meeting. Encouraged a member to step forward to run it. With no one volunteering, Brian proceeded with calling the meeting to order and quorum was verified.

II. Approval of Minutes – July 2024 Annual Meeting – Rich Marshall, Secretary

Motion made by Rich Marshall (Site 84) to approve the minutes from the July 2024 Annual Meeting.

Second: Site 149

Discussion:

- Site 556 – shared that the minutes were difficult to understand, and they felt items were missing including the potential liability of golf carts to the Camp. (Answer: explanation was shared that there was a transition between Secretaries and Rich had to rely solely on the recording of which portions were inaudible)
- Site 68 – requested being able to listen to the tape and inquired how the minutes could be approved (Answer: they will investigate getting the member a link to listen to the recording and if minutes are not approved, they will stay open until next year's Annual Membership Meeting. Amendments to the minutes can also be made at next year's meeting if approved).
- Site 557 – expressed concern that the minutes did not capture the potential liability of golf carts to the Camp if something happened and the need to have this addressed at a Rules and Regulations Committee meeting (Answer: Secretary will ensure verbiage of the minutes to ensure this discussion was captured).
- Site 431 - Minutes will remain open until next year's Membership Meeting if not approved today,

Motion carried by majority of memberships present. 3 were opposed.

III. President's Statement – Brian Wachowiacz, President

Good morning and welcome to the 2025 annual Membership meeting. I especially want to welcome any new members or members attending their first meeting.

We are right in the middle of another wonderful camping season and just like many of you, I'm enjoying as much time here as I can.

Over the last year, your Board of Directors have accomplished many items. We have approved the new ramp and railings at the lodge (which will be done soon). We have hired what we feel is the best Grounds Manager in the business, and we have made investments for the future of Camp Delton Club, just to name a few.

That doesn't mean everything is sunshine and roses. We know that and we have more work to do. We need to address many items such as road repair, tree cutting and the out buildings and bath houses. There are however a few things that you, as members can help with:

1. Please know the rules and share them with guests. Copies are available online or in the office.
2. Watch your speed no matter what you are driving. Bicycle, scooter, car, whatever it is, 10mph no matter what.
3. Please be kind to the camp employees. Do not be disrespectful to any of them. If you have an issue with any employee, please contact the Personnel Director.

I want to take a moment to thank a few people

1. I want to thank Diane, Celina, and Cindy. Again, this year they have planted and maintained the flowers around the pool and lodge. Ladies, they look great. Thank you!
2. I want to thank Terry, Mark, Celina, and Bill, and the rest of the crew for their work selling the 50/50 tickets. This is a great way for the activities department to earn some money and for that lucky member to get some extra cash.
3. I definitely need to thank Carol, Darren and their staff. The work they do every day to keep camp running smoothly is nothing short of extraordinary.
4. Lastly, let me thank my fellow board members. Your hard work and dedication to Camp Delton Club may sometimes go unnoticed by the members, but not by me. I appreciate all the time and effort you put in to make camp the best place to be.

Let me end by saying 1 last thank you. Thank you to the members. Thank you for trusting us as board members. Thank you for supporting us as board members and thank you for allowing us to continue to serve you as board members.

Brian Wachowiacz
President

Election Results

- 143 total ballots (117 electric, 26 hard copies and 2 invalid)
- Results (Elected):
    1. Brian Wachowiacz - 116
    2. Eddie Mallonen - 108
    3. Julie Disterhoff - 65
- Gratitude was expressed to Roland and Joe for their time on the board.

- Thank you to Sue, Corey and Rich for facilitating the ballot counting.

Discussion:

- Site 167 – inquired why there were only board members counting and not a combination of board members and members (Answer: volunteers were solicited, and no other members came forward)
- Site 68 – expressed appreciation for the work of counting ballots. A committee was formed in the past to count ballots. We need member involvement. Counting should not just be the board.

IV. Treasurer's Report (Audra Arndt)

- The Treasurer provided an updated rundown on the finances. A full report is available at the lodge.
- The report is not 100% final yet, but it is updated to this point in time.
- Gross profit was down slightly from last year and net income was up.
- Total fixed assets and equity were down as a result of depreciation,
- Unexpected expense increases occured:
  - The Camp was reassessed this year, which resulted in a large increase in our tax bill ($7,000)
  - Wages were increased to attract talent.
  - Cell tower payment did not happen this year since they are in a 1 year abatement agreement. There is uncertainty if they will renew.
- Overall increase in costs will likely result in an annual dues increase next year.

Discussion

- Site 149 - inquired if the tax increase was as a result of not assessing personal property tax (Answer: yes, partially. Sue has been working with the Village for them to realize we are a non-profit and do not sell land. They reassessed value with capital improvements including sewer, water, etc. Taxes owed for the cell tower are paid by the lessee.
- Site 562 - the land next to the cell tower is for sale and asked if we could purchase it (Answer: cost of $500,000 and does not include the tower currently on it and rent generated by it).
- Site 404 - shared appreciation to Audra for the caps on reserves. Are tech needs fully covered? (Answer: consideration is made each year for equipment, firewall, cameras, etc. The current camera company no longer is servicing).
- Inquiry was made about the $380 assessment and when the electrical project will be paid off. (Answer: the projected payoff will be in 2031. The assessment will not likely away as there will be future upgrade needs including roads)
- Site 164 - could members pay their portion of the remaining balance now to save interest charges for the Camp (Answer: we cannot, it has to be everyone that agrees for this to happen)
- Site 562 - original electrical assessment was set up to ensure perpetual payment if memberships were sold to ensure continuity of the payments. Having a line of credit such as this is huge for future project needs. The member asked if we could lock in an interest rate permanently (Answer: we cannot. It must be refinanced every 5 years).

- Site 431 - do we need a motion to approve the Treasurer's Report? (Answer: no we do not)

V. Correspondence – Audra

1. Site 420 - shared the theft of firewood that was delivered to their site, where a good portion disappeared. Two others were identified and have made restitution. Another member shared that wood was taken from their site after a tree was cut down. The President communicated that members cannot help themselves to stuff on other people's sites.

VI. New Business

A. Motion to allow Golf carts in camp

Motion made by site 19 "Allow golf carts in camp."

Second: Site 149

Discussion:

1. Site 19 - additional document read in person

<u>"Golf Cart Regulations</u>

Gas or electric golf carts will be allowed. There are to be only as many passengers as there are seats available.

- Golf carts must be in good working condition (including, but not limited to working brakes, parking brakes, safety equipment, headlights/taillights, etc). Golf carts must have working head and tail lights when operating after dark. All **Golf** carts will need to be inspected on a yearly **basis by a third** party in order to get approval to drive in the camp.
- Golf Carts may not be used for the purpose of a towing vehicle, e.g. no pulling wagons, bikes, trailers, slides, etc.
- Golf carts require reflective 2" numbers clearly displaying the member's site number on all sides of the cart.
- Golf Cart batteries cannot be disposed of within camp.
- Campers must charge or recharge golf carts on the meter at their campsite only.
- One Golf Cart per site. Note: If a member has more than one site; he/she may have one Golf Cart per site; however, each cart must be kept on the appropriate site number. No golf carts will be allowed on rental sites.

OPERATION

- Golf carts must be insured. (Proof of insurance needed for campground registration)
- All golf cart drivers must possess a valid driver's license and be at least 18 years of age.
- A member must be on golf cart while operating in camp (driving or passenger)

- All occupants must be always seated while the golf cart is in motion. Driver may not have any kids riding on their lap. The driver must always maintain at least one hand on the steering wheel.
- Drivers are required to obey all traffic laws in camp with the exception of the seatbelt law and requirement for car seats for children. This includes the requirement to carry proof of insurance.
- Pedestrians always have the right-of-way. Always!

STORAGE

- Summer season storage - Golf carts will be an exception to the existing Camp "Rules & Regulations" (Section 2 - Campgrounds & Campsites)(Motorized Vehicles) - and may be stored at the member's site during Camp Delton Summer season. Golf carts are not allowed to be parked on the road.
- Winter season storage - Per Camp "Rules & Regulations" (Section 2 - Campgrounds & Campsites)(Motorized Vehicles) - Golf Carts may be stored on the member's site. Members are responsible to maintain their own storage. No additional sheds may be built for storage of the Golf Cart. Tarps, cloth, or canvas may be used to protect your golf cart.

FEES

- If a member chooses to have a golf cart in camp, a written or electronic notice is to be sent to the Camp Delton office.
- An annual registration fee of $100.00 per season will be included on the annual invoice for members and will renew automatically unless written or electronic notice is sent to the Camp Delton that the member will no longer have a golf cart.
- Money received from golf cart registration will be used to help maintain/repair/replace roads throughout the campground,
- A waiver of liability will also be required to be signed prior to bringing a golf cart on the member's site.

VIOLATIONS

- Members who observe golf cart violations are encouraged to notify the Camp Delton Office immediately. The report should include the date, time & type of violation & the golf cart site number appearing on the golf cart.
- Camp Delton Office personnel are responsible for filling out a Violation report and immediately distributing a copy of the written golf cart violation to the Camp Delton Board of Directors.
- Camp Delton Board of Directors will follow existing Camp Delton "Rules & Regulations": (Section 4)(POlicy for Complaints or Violations)"

Further information shared:

- Camp has no liability. It will fall on each individual member's liability and will not increase Camp insurance.
- An outside vendor is willing to come in and inspect carts before each season starts to ensure mechanical safety for free. They can also handle repairs at the member's cost.

- The ADA (Americans With Disabilities Act) allows choice of vehicle for mobility devices. Golf carts are included and may be required even if prohibited. Camp may be required to accommodate

2. Site 562 – North Shore in upper Michigan had a golf cart shed burn down because of a gas leak. The member encouraged caution if gas carts are allowed. Also expressed concern with how it will look if carts are parked on sites and the impact it will have on grass mowing and possibility grass will die. Also believes the Camp will still have liability for golf cart use.
3. Site 87 – if carts are allowed on sites during summer season, why can't boats which currently are not allowed.
4. Site 404 – they are a proud member of a golf cart. Shared gas carts should not be allowed and expressed things that are needed to charge batteries.
5. Site 486 – inquired about regulation of 2, 4 or even 6 seat vehicles, which are all options. The limitation on the number of vehicle seats is not addressed in the motion, and the original motion would need to be revised to address. Shared example of serious injury that occurred with a golf cart. They do not believe members will follow rules on this.
6. Site 68 – there is a committee in Camp that looks into rules such as this. The committee ensures and can modify rules to comply with local and state regulations.
7. Site 149 – golf carts are like SUV vehicles for transportation, which are allowed in camp.
8. Site 401 - questioned the need to continue discussion and wanted to move to a vote (President: discussion is a required element of this)
9. Site 446 - inquired about the real reason for golf carts - transportation or just to have one?
10. Site 460 - shared that they are against golf carts and shared examples of serious health impacts with accidents on them. Expressed that members already illegally have passengers in the back of boats traveling through camp. If golf carts require annual membership, why are mopeds not included as well?
11. Site 541 - shared that their mom got into a serious injury as the result of an accident on a golf cart where the brakes gave out going down a hill. Shared that camp was still liable and got sued.
12. Site 142 - expressed concerns with violations being reported to the office staff as there are not enough staff to handle them. Also expressed concerns with children driving carts since they are driving other vehicles already.
13. Site 435 - as a disabled person, shared that the only way they have to get around camp is to use a car. Encouraged the Camp to review ADA regulations. Even if prohibited, golf carts may still appear as accommodation for ADA.
14. Site 20 - this is their 19th season in Camp. Shared that cars are not following the speed limit and expressed concern that no indication of speed limit was addressed with golf carts. They shared the chaos golf carts created in another campground.
15. Site 164 - the 10-mph speed limit would apply for all vehicles including golf carts. There would be a fine for those who violate it. Also shared that a trailer burnt in Pioneer Park as a result of power issues. Our new power boxes are already getting maxed out - additional electric strain could cause fires here.

Secondary motion by Site 557 to take the approval of golf carts to a membership referendum.

Second: Site 566

Discussion:

1. None

The secondary motion was voted down by the majority of members (43 no, 32 yes).

Back to discussion on original motion:

Motion failed by majority vote (49 no, 26 yes, 1 abstain).

B. Motion to Add Stones by Wilderness Path Within 30 Days

Motion made by Site 446: "To add rock to Wilderness pathway within 30 days."

Second: Site 557

Discussion:

1. Site 446 - first approached Vince three years ago about this issue. The area needs to look nicer. It is overgrown with weeds
2. Site 404 - water break caused damage to the original sidewalk. Vince always meant to put down stone, but it was on the backburner. Recommended a work order.
3. Site 431 - questioned this as a motion versus work order
4. Site 36 - Questioned the cash flow since this was not a budgeted item and recommended this wait until next year to avoid another unexpected expense,
5. Site 149 - shared concerns with the 30-day deadline. Recommended they get to it when they can get to it. Members can help by pulling weeds in the meantime.
6. Site 460 - lives near the area and shared that it typically fills up with puddles and is a breeding ground for mosquitos.
7. Site 444 - shared that this would come out of the maintenance reserve and it is on Darren's list

Motion failed by majority (27 no, 22 yes)

VII. Other Business

1. Site 404 - shared that the sensor plate for the out gate is not working for scooters and asked if it could be adjusted (Answer: Darren will look into it)
2. Site 562 - shared that they are willing to volunteer to pull weeds at the Wilderness bathroom area.
3. Site 434 - shared that the railing for the ramp to the lodge could not be installed today as expected. It will be installed soon.

Meeting adjourned (Motion: 68, second: 147)

ATTENDEES

B	Site #	Customer
	Site #008	JASINSKI, JEFFREY, BARB, THOMAS - #008
	site #011	MOOREN, CELENA & WILLIAM - #011
	site #012	KUNTZ, PETER & REBECCA - #012
	site #014	STEWART JOE & JESSIE - #014
	Site #019	STOXEN, JASON - #019
	site #020	ZUNIGA, STEPHANIE &CARRASQUILLO, D -#020
	site #021	SABBY, RONALD - #021
	Site #025	HERHOLDT, AMANDA - #025
	Site #030	MOORE, MICHEL& DONNA - #030
	site #033	ZICK, MARK & ARNDT, AUDRA - #033
	site #036	OHM, DIRK & GLADYS - #036
	site #040	HARRISON, MARK - #040
	site #050	MOORE, TIM & LINDA - #050
	site #051	USEDOM, RONALD & PAMELA SUE AKINS-#051
	site #053	YOUNG, WILLIAM & SUZANNE - #053
	site #057	ORNSTEIN, BONITA - #057
	site #063	GAVIGAN, TOM & JUDY - #063
	site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
	site #070	GUDENSCHWAGER, LISA & ERIC - #070
	site #075	KOSANKE, CYNTHIA - #075
	site #077	WACHOWIACZ, BRIAN & CONNIE - #077
	site #078	STEWART, CRAIG & DIANE - #078
	site #079	YOKERS, DENNIS & VICKI - #079
	site #084	MARSHALL, PAT & RICHARD - #084
	site #087	HOLLAND, COREY & TERRI - #087
	site #088	ERNST, DANIEL & SUSAN - #088
	site #114	HUGHES, DEBORAH - #114
	site #118	HELM, RICK & HEIDI - #118
	site #119	HELM RICK & HEIDI - #119
	site #142	STAUFFER, ANN - #142
	site #146	HOLLISTER, DAN & MARYANN - #146
	site #149	DISTERHAFT, JULIE & RANDY - #149
	site #152	WHITAKER ADRIAN & SUSAN - #152
	site #164	KORN, SCOTT & PATTY - #164
	site #167	KUPKA, SANDRA - #167
	site #310	PFANNERSTILL, TAMMY & NATE - #310
	site #401	BOSS, RYAN & KIM - #401
	site #404	MALLONEN, EDDIE & TINA - #404
	site #417	KRASEMANN, RAYMOND & TRACY - #417
	site #421	WROBLEWSKI, MAGGIE & JACEK - #421
	site #423	BAASE, JESSICA & GARY - #423
	site #431	LUCHT DAVE & KRISTEN - #431

	site #434	EISCH, ROLAND/DALSOREN, BEN - #434
	Site #435	STAFFELDT, BRIAN, SANDY & DEREK - #435
	site #446	SWANSON/JONES - #446
	site #453	SILENZI, DANIEL & ELIZABETH - #453
	site #458	WOODWARD, DAVID & DEBBIE #458
	site #459	WOODWARD, DAVID & DEBBIE -#459
	site #460	CAIN, JEFF & DEBBIE - #460
	site #462	PIERCE, JACQUELINE & ALBERT - #462
	site #463	PIERCE, JACQUELINE, ALBERT, COLIN-#463
	site #469	SCHMIDT, RANDY & MARLENE - #469
	site #477	BAASE, JESSICA & GARY - #477
	site #484	MARIFJEREN, BILL - #484
	site #486	JOHNSON, MARY KIM/ JAMES - #486
	site #487	ZINK/DEJARIAIS, LISA/JACOB - #487
	site #488	MADSEN, PETER & COLETTE - #488
	site #492	MAWBEY, JOHN - #492
	site #493	NUDI, CINDY& SIMAS & HIEGERT - #493
	site #494	PETERSON, SCOTT & CAROLYN - #494
	site #500	GLAMAN, BOB & NANCY - #500
	site #508	BRAND, GARY & PATRICIA - #508
	site #509	SCHMIDT, LEE & TAMARA - #509
	site #518	ANDERSON, DAN & SUSAN
	site #523	KOERNER, GLENN & ANGIE - #523
	site #535	Mc CLELLAN GARY & CAROL - #535
	site #536	JENSEN, ELLEN - #536
	site #539	VAN TASSELL, GREG & ERIN - #539
	site #540	HEMER, JASON, JANIE & KARISA - #540
	site #541	GAMBINO, GIORGIO, ROSE & JOE - #541
	site #543	KODERCA, FRANK & DEBBIE - #543
	site #547	BERNHARDT, BRYAN, KIM & BRETT - #547
	site #552	GRUBER, CHARLES & GRUBER, DARCY-#552
	site #553	SCHEID, STEVE - #553
	site #556	CERANOWSKI, BARBARA, CHRISTINE - #556
	site #557	CERANOWSKI, MARTY & BARB - #557
	site #559	CASSELBURY, STEPHEN & THERESA - #559
	site #560	SCHAEFER, ROMAN & SUE - #560
	site #561	ROBINSON, JESSIE & ALBERT ALBERT-#561
	site #562	BERTON, DOUGLAS & KAY - #562