Board Meeting
September 21, 2024
Camp Delton Club Lodge

Roll Call
In attendance: Audra Arndt, Jen Edgeworth, Roland Eisch, Corey Holland, Rich Marshall and Brian Wachowiacz

Virtual: Joe Gambino
Excused: Heidi Helm and Sue Whitaker

Approval of Minutes – June Meeting
Motion made by: Roland
Motion 2nd by: Corey
Discussion:
- None

Motion carried: All board members approved (6-0)

Treasurer's Report

Please reach out to the office for a full breakdown of the budget update. Highlights:
- Reserves are maintained as certificates of deposit (CDs) resulting in $1,000-2,000 earned in interest. They were rolled over at a 4.9% interest rate moving forward.

Correspondence – Vice President
- Saved for audience to member.

Directors Reports
- **Personnel – Corey**
  - Dealing with payroll and firewall IP issues with Frontier. Support from Frontier is lacking. Need for larger backup server/space. All issues should be resolved in the next week.
  - Looking into staffing for 2025.

- **Insurance and Bylaws – Sue**
  - Nothing to report.

- **Buildings and Grounds – Roland**
  - A new ramp will be constructed in the next couple of weeks that resulted in some discussion on railings.
  - A new pump has been installed.
  - Discussion occurred on a drainage pipe.
- **Membership – Heidi**
  - Only 1 membership is for sale, which speaks highly of membership.

- **Activities – Jen**
  - Working on plans for next year.
  - Labor Day activities went well including trick or treat and lunch.

- Generated $1,776 in sales from 50/50 raffle, with half going to activities and the other half to the lucky winner.
- The craft fair brought in $422 in revenue.
- Pool umbrellas were purchased out of the activities fund.
- Encouragement to provide ideas for future activities. Karaoke and hiring a live band are some that have come in.
- Bins are available at the lodge to donate non-perishable food items as members are closing for the season.

- **Office Manager – Carol**
  - Total sales thus far for the season equals $14,038. Firewood sales were up significantly.
  - Frontier was bought out by Verizon and the rates have increased significantly. Looking into other options, with T-Mobile being a possibility.
  - Reminder to submit newsletter articles by Friday.

- **Grounds Manager – Seth**
  - The pool was winterized last Monday.
  - Leaf vacuum is working, however it is still recommended that you bag your leaves. Reminder to remove sticks and rocks from the piles.

Old Business

A. Tower Agreement (Brian)
   - Proposal for one year abatement was sent with no response back (playing phone tag). Awaiting agreement of the revised terms

New Business

A. 2025 Operating Budget

Motion (Audra): Motion to approve the Camp operating budget for 2025 as created and approved by the Budget Committee.

Second: Roland

Discussion:
- A big thank you to those who worked on the budget and Audra for the prep work.
- Trying to keep things similar, but expenses are going up. Breakdown:
  - Dues: $1,347.13
  - Taxes: $90.93
  - Assessment: $380
  - Total: $1818.06 (increase of $43.67 from 2024)
- Looking into long-term savings including sewer pumps replacements.
- Reserves for 2025 were discussed in depth with $68,556 going into long-term saving reserves.
- The question was asked about the continued length of time for the special assessment. It is believed that the loan will mature in 2036 but could be 7 years with current payments. Additional financing needs for future projects would extend this timeline.

Motion carried: All board members approved (6-0)

Audience to members

1. *Site 149* – Shared that the original agreement/referendum to purchase a compressor for the camp was to allow flexibility with shutting off water beyond October 15 as

weather permits. Questioned why water is getting shut off around October 15 for the second year in a row. Weather projections from AccuWeather were presented to the board, which showed above freezing temperatures through October. (Answer: Staff availability is an issue as well as the need to give adequate notice to members regarding shutoff. The recommendation was to push the date back two weeks with the possibility water may be shut off at any time pending weather or staffing issues). The lodge will only be open 9-3 after October 15.

2. *Site 68* – Shared that the water shut off date had always been October 15. From their understanding, the state license is for the camp being officially open 4/15-10/15. Pioneer Park operates the same way.
3. *Site 149* – Asked why the October 15 date was not included in the original referendum to purchase the compressor. (Answer: no one was able to pull up the language of the original referendum. The board approved moving the closing date to a week-by-week status until October 28. Seth will monitor the weather, and water will be shut off with a forecast below 32 degrees)
4. *Site 68* – Stated that members also need to be provided adequate notice (Answer – members understand the risk and should plan accordingly). Additional board input:
    a. Roland shared that Vince is retired and has agreed to the October 15th date. He is uncertain if Vince will be able to help on a delayed date. Seth shared that there were no water breaks this year because of the October 15th shutoff last season.
    b. Joe recommended continuing with the October 15 date since this is the last year with Vince's help.
    c. Audra recommended caution to avoiud the potential of breaks and leaks.
    d. Roland shared continued concerns and said he would not take responsibility if date were extended.
    e. Recommendation from above was approved. Seth will monitor the weather, and water may be shut down at any point after October 15 with the possibility of little notice. Drew will continue to work past October 15,
5. *Site 2* – Asked how a delayed date would impact winterizing of trailers. Would contractors have to wait until water shut off date (Answer: No, contractors may proceed at any point that the member signs off on a date).
6. *Site 149* – Glad the leaf collector is being used and offered a reminder for members to be careful of what is raked to the road to prevent future breaks.
7. *Site 30* – Commended Audra for presenting a very responsible budget. Shared connection for a possible band to book – Otis & the Alligators.
8. *Site 87* – inquired about $2,000 for activities budget. The goal should be to make more to get more pool furniture. (Answer: The activities budget does not carry over each year. This year it balanced out with revenues and expenditures).
9. *Site 149*– Expressed concern about leaving it up to members to clean up sites. This process pits member-against-member (Answer: Members are able to submit a complaint without including their name or site number)
10. *Site 149* – They went through and looked at all sites three years ago. Received compliments on the overall look of Camp. (Answer: The board has determined the current process is most effective. Encouraged others to fill out complaint forms for violations).
11. *Site 146* – Inquired about checking on compliance of hang tags with site numbers in cars. Recommended to give a warning before a fine (Answer: This happens during camp rounds when the office closes. The board will investigate offering warnings before fines)

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Motion to adjourn (Roland): Second (Audra). All in favor.

Next meeting is November 16, 2024, at10 AM in the lodge. This meeting will be cancelled if there is no new business.

Attendees

B	**Site #**	**Customer**
	site #002	PATRICK, ROXANNE & RUFFOLO, R - #002
	Site #008	JASINSKI, JEFFREY, BARB, THOMAS - #008
	Site #030	MOORE, MICHEL& DONNA - #030
	site #033	ZICK, MARK & ARNDT, AUDRA - #033
	site #043	MEEHAN, LYNDA & MARTY - #043
	site #050	MOORE, TIM & LINDA - #050
	site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
	site #070	GUDENSCHWAGER, LISA & ERIC - #070
	site #077	WACHOWIACZ, BRIAN & CONNIE - #077
	site #078	STEWART, CRAIG & DIANE - #078
	site #084	MARSHALL, PAT & RICHARD - #084
	site #087	HOLLAND, COREY & TERRI - #087
	site #146	HOLLISTER, DAN & MARYANN - #146
	site #149	DISTERHAFT, JULIE & RANDY - #149
	site #314	CONNELLY TRUST FUND - #314
	site #315	CONNELLY TRUST FUND - #315
	site #417	KRASEMANN, RAYMOND & TRACY - #417
	site #434	EISCH, ROLAND/DALSOREN, BEN - #434
	site #522	EDGEWORTH, JAMES - #522
	site #548	GAMBINO, JOSEPH S & JULIE - #548 via zoom