Board Meeting
August 17, 2024
Camp Delton Club Lodge

Roll Call
In attendance: Audra Arndt, Jen Edgeworth, Roland Eisch, Heidi Helm, Corey Holland, Tammy Pfannerstill, Brian Wachowiacz and Sue Whitaker

Virtual: Joe Gambino

Approval of Minutes – June Meeting
Motion made by: Roland
Motion 2nd by: Sue
Discussion:
- Amended to note Roland's presence at the June meeting

Motion carried: All board members approved (8-0)

Treasurer's Report

Please reach out to the office for a full breakdown of the budget update. Highlights:
- Profit/gross profit, net income with depreciation and checking/savings are all up over 2023. Liabilities, expenses, fixed assets and total equity are down compared to 2023. Total equity diminishes each year due to depreciation because of aging assets.
- Reserve accounts were addressed in length without major changes except for a payout of $1,200 because of a sewer pump replacement. Additional expenses related to that repair will wipe out the remainder of reserves in the sewer reserve.
- Budget meeting taking place after board meeting to determine 2023-2024 budget. All are invited to participate.

Correspondence – Vice President
- One correspondence regarding power will be addressed in new business.

Directors Reports
- **Personnel – Corey**
  - Staff levels remained consistent.
  - No other updates.

- **Insurance and Bylaws – Sue**
  - Received a letter from Lake Delton on May 8 that the Camp would be responsible for collecting personal property taxes owed to them from all memberships because of a state law that was passed. Sue contacted the assessor's office who shared the law was revoked pending review. More to come.
  - Insurance and bylaws committee will be chaired by Sally P. moving forward. They will set up a meeting soon.

- **Buildings and Grounds – Roland**

- A laptop was purchased in the shop to allow crew to punch in and out for payroll. Caution was communicated about ordering parts online on sites like Amazon for security reasons. Carol can handle purchases with the credit card. General searches about parts needed is ok.
    - This also led to a discussion on the need to purchase a larger hard drive for computer backups.
- Internet is working and an email account was established for the grounds crew, groundscrew@campdelton.com. This email is for general inquiries. Work request forms still need to be completed by members in the lodge.
- Member has requested a replacement of fencing in Wilderness that is quite rickety. This will be explored more.
- Substantial discussion took place regarding the office emergency where the odor of gas was detected in the lodge. This resulted in the area being evacuated and emergency being contacted. Lakes Gas has not been reliable about answering emergency calls outside of business hours. Contacting 911 was deemed appropriate. Keys are in a lock box by the gate that fire and other emergency units use at any time. The board will also explore purchasing a lock box to place the key for the lodge as an additional safeguard.

- **Membership – Heidi**
    - Four memberships were sold last month, that included 17, 40 and 125. Three memberships remain for sale. New members were welcomed.

- **Activities – Jen**
    - Thank you to everyone who has volunteered to help with activities this year.
    - For Labor Day weekend, trick or treat is set for 4-7 on Saturday the 31st. Lunch is set for Sunday as a farewell to the season. Flyers will be posted. More information to come.
    - The 50-50 raffles have been incredibly successful. Members have won $579 so far this season. The next raffle drawing is Saturday, August 31, at 3 PM.
    - Other activities include an arts and craft fair and Tastefully Simple demonstration in the pavilion.
    - Site 87 – reminder that a food barrel is in the lodge to donate canned good and non-perishable foods for community organizations. Reminder for members to consider donations as they close for the season.

- **Office Manager – Carol**
    - Office has made over $8,450 from opening until now. This includes $3,316 in guest spot rentals, $597 in firewood, $2,123 in storage rental fees, $237 in garment sales, $142 in parking fees, $63 in gate cards, etc.
    - The team is working well and the communication between the office and grounds operations has been outstanding.
    - Site 79 – member inquired about member compliance with site number tags on their vehicles. Are members picking up the new, larger tags? Answer – violators are identified during rounds and fined $5 daily.

- **Grounds Manager – Seth**
    - Shared that the crew is working on their routine projects and working hard on work tickets coming in.
    - Individuals are leaving the showers running, which is wasting water and raising the water bill. Camp personnel are monitoring the situation but have been unable to identify specific violators. A reminder to all that kids need to be watched.

- Site 79 – Are we monitoring compliance with anti-siphon valve requirements by the city? Answer – the city will fine the entire camp if even one site is identified in non-compliance (around $32,000). Reminders have been communicated via Facebook and other means. Rules dictate that members in violation will be responsible for the entire fine assessed to the Camp. Additional anti-siphon valves may be purchased at the lodge.
- Site 30 – can the grounds crew remind members in non-compliance when mowing lawns? Answer – it is difficult to monitor this while mowing lawns. Many of the water sprockets are in the rear of trailers and out of site.

Old Business

A. Tower Agreement (Audra)
   - We've been going back and forth with the camp attorney, and he has recommended modifications to the abatement agreement that came in. Acceptance of these changes will need to occur with the other party. More to come.

New Business

A. Sewer Pump Replacement (Roland)

Motion (Roland Eisch): "Retroactive motion that because of health and safety concerns, we move forward with the quote from L.W. Allen at a price of $14,720 out of the sewer reserve for the installation of a replacement pump in the wilderness pumping plant since the current was inoperable."

Second: Sue

Discussion:
- The pump was destroyed because of a sock that was flushed down a toilet that plugged everything up.
- Question asked as to whether a filter could be placed upstream to prevent this from happening again in the future. Answer – this would be difficult to do and cause other problems.
- Important that members do not flush things that can clog the system.
- Awaiting confirmation of when the new pump will be in. It will likely take 6-8 weeks.

Motion carried: All board members approved (8-0)

B. Interstate 90-94 Expansion (Sue)
   - Sue and Roland attended a session of the planned expansion project of 67 miles between Dane and Juneau Counties. This includes the full length of the camp. The expansion project lasts 15 years and will increase the freeway to three lanes on each side.
   - Sue spoke with the director of the project, and they came out to evaluate the sound level by the highway. The sound level was determined to be at the highest level and a sound wall will be included in the project along most of the Camp. Carol's area will also be evaluated.
   - Since the sound level is so high right now, Sue has requested they put up the sound soon and not wait until the construction is completed on this area of the freeway years down the road. More to come.

C. Board Roles for Upcoming Year (Brian)
   - Roles will remain the same for the upcoming year except for Secretary, which Rich will take over.

D. Thank you to Tammy for her service on the board.

Audience to members

1. *Site 87* – Lake Delton has some cool free books available at city hall regarding the history of Lake Delton.
2. *Site 30* – Inquired about getting a band for the end of season celebration. This would likely bring in more members. Answer – we can investigate this, but likely for next season. Bands and DJs are booked far ahead. Also recommend speaking to Eddie Mallonen who has some connections.
3. *Site 68* – Inquired about the distance required between propane tanks and electrical boxes. Answer – no one was quite sure, but we will investigate it. Also, state law has changed, and sheds now must be 10 feet from any structure. This is not possible with the layout of most sites in Camp. Everyone is grandfathered right now, but it may cause problems for new or replacement sheds. Pioneer Park is already implementing the rule because of their fire.
4. *Site 79* – Inquired about what is going to happen when the tower money no longer comes in. Will it impact dues? Answer – this will not impact on next year's budget with the abatement in place. This will be examined with future budgets. The loss of revenue, $21,000, is roughly $63 per site. It is likely that this will be able to be covered in other areas.
5. *Site 16* – Inquired about the decision on golf carts from the annual meeting. Answer – it was voted down.
6. *Site 314* – Expressed concerns with the golf cart motion at the annual membership meeting and why this keeps coming up every year. The member is concerned that a bylaw or rule change could take place at the meeting and not through a referendum. Answer – the history of golf carts was explained, and this issue went out on a referendum and via a vote at annual meetings. Our articles of incorporation and bylaws allow motions like this to be brought forth by members for a vote at annual meetings of those in attendance. There is nothing that can be done to prevent this from coming up at a future meeting.
7. *Site 20* – Shared that she made a complaint last summer about her neighbor having a basketball hoop that went over the road. This makes it very difficult to get into their driveway. It has since been moved back but is still hanging over the road. Inquired why a rule was changed accordingly. Members questioned why this is allowed when there are camp basketball courts available. What is the Camp going to do about it? Answer – Members have the right to have basketball hoops on their sites if they are not obstructing other sites and the road. This was investigated last year, and the hoop needs to be 5 feet off the road and away from other sites. The hoop will be inspected, and the member instructed to move the hoop back.
8. *Site 590* – new member who shared his excitement to be part of the Camp.
9. *Site 30*– Inquired if there are timer devices that can be placed on the showers to automatically turn them off after say 10 minutes. Answer – they used to exist when there were paid meters on showers. This is a larger issue that includes sinks and lights as well.

.

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

Next meeting is September 21, 2024, at 9 AM in the lodge

Attendees

	Site #	**Customer**
	Site #008	JASINSKI, JEFFREY, BARB, THOMAS - #008
	site #020	ZUNIGA, STEPHANIE &CARRASQUILLO, D -#020
	Site #030	MOORE, MICHEL& DONNA - #030

	site #033	ZICK, MARK & ARNDT, AUDRA - #033
	site #046	BANGART, BRIAN & RENEE - #046
	site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
	site #070	GUDENSCHWAGER, LISA & ERIC - #070
	site #077	WACHOWIACZ, BRIAN & CONNIE - #077
	site #079	YOKERS, DENNIS & VICKI - #079
	site #084	MARSHALL, PAT & RICHARD - #084
	site #152	WHITAKER ADRIAN & SUSAN - #152
	Site #153	VEGA, PATRICIA - #153
	site #169	BERZILL, MARK SR & WIKEL LINDSAY-#169
	site #310	PFANNERSTILL, TAMMY & NATE - #310
	site #314	CONNELLY TRUST FUND - #314
	site #315	CONNELLY TRUST FUND - #315
	site #409	BOLLING, STEVE & KRIS - #409
	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