Board Meeting
August 16, 2025
Camp Delton Club Lodge

Roll Call
In attendance: Audra Arndt, Jen Edgeworth, Roland Eisch, Corey Holland, Rich Marshall, Sue Whitaker

Virtual: Joe Gambino, Heidi Helm

Excused: Brian Wachowiacz

Approval of Minutes – June Meeting
Motion made by: Roland
Motion seconded by: Audra
Discussion:
- Rich sought clarification that the President's vote is just for tie breaks and not reflected in the vote count for motions.

Motion carried: All board members (7-0)

Treasurer's Report

Please reach out to the office for a full breakdown. Highlights:
- Numbers shared were preliminary pending remaining entries and reviews. Audra shared a comprehensive update on finances. The Camp experienced decreases in gross profit and fixed assets and current/long-term liabilities with increases in expenses and net income, comparing 2025 to 2024. Total liabilities and equity balanced out to total assets.
- Reserves were shared with the board, but not discussed in depth since they were at the last meeting, as little has changed since.
- A Budget Committee meeting was scheduled to commence after today's board meeting to prepare the 2026 Camp budget. Members are encouraged to attend and participate.

Correspondence – Vice President (Joe)
- Email that expressed appreciation for the efforts and recognized importance to hire a person to clean the restrooms and laundry facilities.

Directors Reports
- **Personnel – Corey**
  - Jasmine has left the Grounds Crew to return to college.
  - Anne has been hired for restroom/laundry facility cleaning and maintenance work.

- **Insurance and Bylaws – Sue**
  - She is working on getting everything updated for the new Director, Julie, including changes to the lodge hours passed at a previous meeting.

- **Buildings and Grounds – Roland**
    - Hired bathroom help to address concerns with cleaning.
    - USPS/Amazon deliveries have not been coming through the gate and rather leaving packages on the lawn next to the gate station. Suggestion was made to put out a container where they could be left (by the parking spots just before entering the Camp). This will be explored.

- **Membership – Heidi (Brian for Heidi)**
    - Site 311 was sold and site 500 is currently listed. There are a couple more sites coming up for sale pending paperwork.

- **Activities – Jen**
    - A Kid's Carnival is taking place today from 4-6 in the pavilion.
    - Events are set for Labor Day Weekend: Sat – Trick or Treat; Sun – Lunch with walking tacos at the pavilion; Mon – Coffee Truck by the lodge
    - The next 50/50 raffle drawing is planned for Saturday, August 30
    - A big thank you to those who participated in the Christmas in July decorating.
    - A question was asked about the stringed lights being on in the pavilion. (Answer: they are on a timer, which will be checked since they were unplugged.

- **Office Manager – Carol**
    - Office income was shared and amounted to $7,941 for the season.
    - Reminder for members to watch their speed as there have been a lot of speeding instances in the Camp by cars, bikes, and scooters. A question arose from a member regarding using speed bumps and was addressed by sharing that previous speed bumps used were no longer in operation. A suggestion was made to put up signs that say "Only you can prevent speed bumps" could be used, which was effective in another camp.
    - Carol reminded those storing canoes need to have their site number included on the canoe. Many do not and it continues to be a mess. Canoes may be removed that do not have member sites on them.
    - Another discussion entailed from members about mistreatment of members towards Camp staff who are addressing violations of rules and regulations. A reminder was made that this is a violation of the Member Code of Conduct section of the rules and will be addressed.
    - It was shared that all office staff will return next season.

- **Grounds Supervisor – Darren**
    - Darren provided an update on projects that included cleaning out a shed, removal of pallets by the shop to free up space for parking equipment, clearing brush from roads, bridge repair and work along the lake by the boat dock and canoe rack.
    - Maintenance projects included replacing the water heater in the Wilderness laundry building and the replacement of lighting with LED bulbs in the lodge restrooms.
    - Continued work will take place to get the Camp cleaned up and ready for the upcoming Labor Day weekend.
    - 5 pool chairs were donated by a member to replace ones wearing out in the pool.
    - The leaf vac will be ready for the fall leaf removal timeframe.
    - Member questions:
        - Site 30: Replacement sign for Venture Trail (answer: it is on the list)

- Site 126: Plan to replace steps in Overlook to Mirror Lake (answer: quotes came in last year that amounted to $5,000. With ongoing issues, the cost is likely around 15,000-20,000 now. They can handle the work in-house, but it will take time to fit in).
- Treasurer: Inquired about the increase in pool and chemical expenditures (answer: a pool vacuum and pump needed replacement). Audra shared that those expenses can be depreciated in the pool value and come out of the pool reserves account.
- Site 556: Personal thank you for making the camp look so good.

New Business

A. Steps and Landscaping Around Lodge (Roland)

Motion: "Accept bid from Pickett to fix the front of clubhouse for $5,000 that will come out of the general reserve account (Roland). Second (Sue).

Discussion

- This will flatten out the dip by the lodge, ensure better water runoff in front of the lodge and repair broken blacktop at the bottom of the stairs.

Motion carried 7-0.

B. Board Roles for Upcoming Year (Rich)
    - President – Brian
    - Vice President – Eddie
    - Treasurer – Audra
    - Secretary – Rich
    - Personnel – Sue
    - Insurance & Bylaws – Julie
    - Buildings & Grounds – Roland
    - Membership - Heidi
    - Activities – Jen
    - Welcome to the incoming board members, Eddie and Julie, and a big thank you to the outgoing board members, Roland and Joe.

Audience to members

1. *Site* – 404: Proposed creating a Traffic Committee to address speeding in the Camp. This committee will help report violations, investigate signage (including reflective and flashing), offer surveillance via locations at areas of violation and via speed guns and work closely with Bylaws & Rules committee and office to aid with notifying violators of fines. This was widely supported by those in attendance and will commence.
2. *Site* – 142: Inquired if site numbers are required on scooters and what was the minimum age to operate them (Answer: they are not and hang tags do not work – the minimum age to operate is 16).
3. *Site* – 30 – expressed interest in being on the traffic committee, recommended warnings be eliminated and that violations result in immediate fines and recommended guests get a small takeaway (such as a business card sized handout) that reiterates the speed in Camp. (Answer: he will be included on the committee and the board will investigate the other recommendations).

4. *Site* – 556: Shared that guest tags already have speed limits on them. Also questioned the hiring of a member clean bathrooms and work on grounds projects. They believed this was a violation of our Rules and Regulations. (Answers: the topic of liability was discussed, and the member would be covered by the Camp insurance since they were an employee. Additionally, Sue read the current rule (modified on 5/20/2023) that allows this.
5. *Site – 70*: Inquired as to where income from fines goes into (Answer: it goes into the General Camp Fund)
6. *Roland* – asked who placed the plants in garbage bags outside the lodge (Answer: it was from a member and available for other members to plant for free).

Motion to adjourn meeting (Roland). Second (Audra). Motion carried 7-0

Attendees:

	Site #019	STOXEN, JASON - #019
	site #021	SABBY, RONALD - #021
	site #031	DERAT, PABLO & KATHRYN - #031
	site #033	ZICK, MARK & ARNDT, AUDRA - #033
	site #038	HEMPEL, TIMOTHY & JOYCE - #038
	site #070	GUDENSCHWAGER, LISA & ERIC - #070
	site #078	STEWART, CRAIG & DIANE - #078
	site #079	YOKERS, DENNIS & VICKI - #079
	site #082	ROGERS & ROTAR - #082
	site #084	MARSHALL, PAT & RICHARD - #084
	site #087	HOLLAND, COREY & TERRI - #087
	site #114	HUGHES, DEBORAH - #114
	site #118	HELM, RICK & HEIDI - #118
	site #119	HELM RICK & HEIDI - #119
	Site #126	HOLLEN, LISA & LAWRENCE, ROBISON-#126
	site #142	STAUFFER, ANN - #142
	site #146	HOLLISTER, DAN & MARYANN - #146
	site #149	DISTERHAFT, JULIE & RANDY - #149
	site #152	WHITAKER ADRIAN & SUSAN - #152
	site #304	VOLKMANN, BARBARA - #304
	site #404	MALLONEN, EDDIE & TINA - #404
	site #417	KRASEMANN, RAYMOND & TRACY - #417
	site #434	EISCH, ROLAND/DALSOREN, BEN - #434
	site #522	EDGEWORTH, JAMES - #522
	site #556	CERANOWSKI, BARBARA, CHRISTINE - #556
	site #557	CERANOWSKI, MARTY & BARB - #557