Board Meeting
January 18, 2025
Camp Delton Club Lodge

Roll Call
In attendance: Audra Arndt, Corey Holland

Virtual: Jen Edgeworth, Roland Eisch, Joe Gambino, Heidi Helm, Rich Marshall, Sue Whitaker
Excused: Heidi Helm and Brian Wachowiacz

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

Motion carried: All board members (6-0)

Treasurer's Report

Please reach out to the office for a full update. Highlights:
- Preliminary year-end numbers were shared for 2024 and compared to 2023
- Gross profit, expenses and net income without depreciation were up. Net income with depreciation and interest, total assets and total liabilities and equity decreased because of asset depreciation.
- A comprehensive copy of the report is available through the office for review.
- Reserve balances are up because of increases made with the board approved 2025 operating budget. CDs were renewed earlier in the year, which resulted in $2,500 in interest.
- The camp made $26 and some from the ATM this past year.
- Site 404: asked if the CDs are part of the reserve total (answer: yes, it is)

Correspondence – Vice President
- None

Directors Reports
- **Personnel – Corey**
  - Seth has submitted his letter of resignation to pursue a different career path. He will stay until someone is trained.
  - Personnel updates and backfills
    - Grounds - Seth (resigned), Drew (resigned), Cheryl (retired) and possible adding a half time person
    - Office – Carol returning – all other positions filled
  - Posting for Grounds Manager
    - Posting is live
    - Rich made some suggestions and timing is of the essence (sooner the better)

        - Roland asked about the description. A decision was made to focus on a Grounds Supervisor versus Manager to increase the pool. This will also allow someone to grow into the position.
        - Market salary is out of control right now and may need to increase pay to attract a quality person
        - Person needs to have a good head on their shoulders
        - Pool certification is essential and was added to the description
        - Corey will generate a pool of candidates, narrow them down to 2, and go from there
        - Question was asked if we have asked members for referrals
        - The job description will be sent out to membership
    - Seth is off Jan 25 – February 1 and Vince will be contacted in case of need for snow removal

- **Insurance and Bylaws – Sue**
    - Working on updating the rules and regs from motions passed at the last meeting. The real estate tax will be discussed later.

- **Buildings and Grounds – Roland**
    - No word yet on a railing for the ramp by the lodge. Need to follow up with Brian
    - Inquired about using stone that was there before or going with somethings. Recommendation was to investigate reusing rock that remains.
- **Membership – Heidi (Sue)**
    - Just one site for sale. Others are pending going on sale

- **Activities – Jen**
    - Nothing new. Working on ideas and dates. Looking at last year and expanding.
    - A recommended was made to get a calendar together for the entire season that could be shared with the spring newsletter.
    - Joe recommended a white dry erase calendar board that lists things in the lodge.
    - Asked for other ideas and an event at the opera house was recommended.

- **Office Manager – Carol**
    - Dues coming in steady and ahead of last year
    - Storage invoices sent next week. Vehicle registration information will be required as part of the contract. If not paid by May, members will be subject to removal and the space will be offered to another member.
    - Setting up books and forms for 2025.

- **Grounds Manager – Seth**
    - Working on park benches for members who purchased them (5 in total)
    - Ordered janitorial supplies for upcoming season
    - Working on tree removal service
    - Apologized for needing the leave Camp. Those in attendance thanked him for what he has done

<u>Old Business</u>

A. Tower Agreement (Audra)
    - Brian signed abatement agreement last week, but it has not been sent to SBA because of property taxes. SBA responsible for personal property taxes and changes in assessed value.

- The Camp received an increase of assessed value from the Village. Tower has been assessed at $75,000, which would generate approximately $1,000 in taxes. Sue will follow up with assessor to get exact amount and we will need to send SBA that amount.
- SBA will owe paying taxes on improvements of the land that houses the tower irrespective of abatement.
- Joe shared that he was not getting a response from them in December and voiced concerns about SBA walking away from this because of the delays. They are not in compliance by not paying us.

New Business

A. Staff Updates and Contracts (Corey)
   - Provided in Director reports

B. Property Tax Update (Audra)
   - Audra shared the bill with the board. Our assessed value went from $3.943 million to $4.19 million. Improvements changed to $950,000. Assessments in the past did not include upgrades to sewer, water and electricity.
   - To compare with others, the airport went up substantially because of hangers. Pioneer said theirs went up as well, but they are not in the Village of Lake Delton. It seems everyone went up.
   - This increase causes a large chunk of tax that we did not plan for. Depending on staff needs, we may have to go back to the Camp mid-year for a special assessment. We may be able to cover this in other ways, but likely it will not be possible. $7,000 is a big amount to absorb for a $400,000 budget.
   - Assesor was not aware that we were not individual owners. He asked to send the articles of incorporation and they may need to reevaluate. If dissolved, the Camp would revert to the city. It is like a lifetime lease agreement.
   - The Articles of Incorporation have been sent to the village as they thought each person owned their individual piece of land. More to come.

Audience to members

1. *Site 404* – Asked for a summarization of the abetment situation with the tower and what will happen if they decide to permanently leave (answer: SBA does not have any current leasers to the tower and requested a three-year agreement with a pause of no rent. We refused and agreed to a one-year. If they ultimately decide to leave, they will be responsible for removing the tower and other property and the Village will be notified that those improvements no longer exist. The potential requirement to rip everything out and bring the land back to how it was is a great incentive for them to pay this additional tax levy.

Motion to adjourn (Roland): Second (Corey). Adjourned.

Next meeting is March 15, 2025, at 10 AM in the lodge.

Attendees

Site #	Customer
site #033	ZICK, MARK & ARNDT, AUDRA - #033
site #050	MOORE, TIM & LINDA - #050 via zoom
site #087	HOLLAND, COREY & TERRI - #087
site #152	WHITAKER ADRIAN & SUSAN - #152 via zoom
site #404	MALLONEN, EDDIE & TINA - #404 via zoom
site #434	EISCH, ROLAND/DALSOREN, BEN - #434 via zoom

site #522	EDGEWORTH, JAMES - #522 via zoom
site #548	GAMBINO, JOSEPH S & JULIE - #548 via zoom