**Board Meeting**
**June 21, 2025**
**Camp Delton Club Lodge**

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

*Virtual:* Heidi Helm

*Excused*: Joe Gambino

Approval of Minutes – March Meeting
**Motion made by: Roland**
**Motion seconded by: Sue**
**Discussion:**
- None

**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 numbers from 4/30. Audra shared a comprehensive update on finances. The Camp experienced increases in gross profit and net income with decreases in expenses and total fixed assets, current liabilities, and long-term liabilities comparing 2025 to 2024. Total liabilities and equity balanced out to total assets.
- Update on collection of dues and assessments
    - 4 memberships are up for expulsion today when the board moves into a closed session.
- Reserves were discussed in depth.
    - Reserve balances are up as a result of increased interest received from renewal at 3.95% (earned $5,000 over 5 years)

Correspondence – Vice President (Brian for Joe)
- Email stated a concern of a trampoline at a member's site. The bylaws and rules will be examined, and the board will look more into this.

Directors Reports
- **Personnel – Corey**
    - No report

- **Insurance and Bylaws – Sue**
    - Committee meeting is scheduled June 28th at 10 am in the lodge. All are welcome.
    - Sally and Barb are serving as co-chairs of the committee.

- Areas of focused attention include the use of ATV/UTV vehicles in camp. Additionally, the committee will look at adding consequences for violation of rules where no consequences currently exist.

- **Buildings and Grounds – Roland**
  - The staff member who cleans the bathroom has resigned because of disrespectful behavior by members. This resulted in a discussion of how to ensure employees so not experience this type of behavior from members in the future.
  - The Grounds Crew did an audit and identified over 100 sites who do not have anti-siphon values attached with their hoses. This is a violation of Camp rules (resulting in a $100 fine) and will result in a fine of $32,000 to Camp if the Village of Lake Delton does an inspection. A list of sites in violation will be shared with the board.

- **Membership – Heidi (Brian for Heidi)**
  - Site 307 was sold and 311 is for sale. There are a couple more sites coming up for sale pending paperwork to list.

- **Activities – Jen**
  - The May 50/50 resulted in the highest payout with the next drawing happening July 5.
  - Live music by some members of the Swing Crew takes place at the pavilion from 6-8 on June 21
  - There is a raffle taking place in the lodge because of donated items. Tickets are 6 for $5 with an anticipated drawing during the July 4th weekend.
  - 4th of July weekend events includes the kids parade and hot dog lunch on Friday and coffee truck/Kona Ice on Saturday
  - Events planned in July include a fishing derby (the entire month), craft fair (July 12) and wine tasting (July 19).

- **Office Manager – Carol**
  - Office income was shared that includes guest sites, firewood, store and garment sales, parking, gate card and splash cards. The total of $3,665 is above last year at this time.
  - Reminder for members to instruct contractors to not buzz into the camp before 9 AM. She is getting buzzed often from her home.
  - Storage invoices were sent May 11. Those not paid by July 11 will be subject to removal.
  - Canoe racks are a mess with canoes being thrown everywhere.
  - With the hot weather, the office is watching the pool closely for rule violations.

- **Grounds Supervisor – Darren**
  - Summer is finally here.
  - Projects have included fixing a water leak in Royal Oaks, mowing, pruning, the removal of a tree blocking the trail to Mirror Lake and leaf pick up.
  - With the deadline passing for site cleanup, the leaf machine was serviced and stored until fall leaf pickup. They struggled with rocks and sticks being included with piles of leaves. This will wear out the machine quickly.
  - The health inspection went well with just a few minor things to correct. Darren received compliments for how good the pool looked.
  - The shop phone is not working. A call is out to Frontier with a hopeful fix in the next week.

**New Business**

A. Annual Meeting Motions Due July 11, 2025
    - The Annual Membership Meeting takes place on Saturday, July 19.
    - Motions for items to include on the agenda are due July 11 at the office.
        - Motions submitted by this timeline are subject to a majority of members present for business voted on if a quorum exists
        - Motions brought up at the meeting requires a 2/3 vote by members to pass.
    - This meeting is run by members and the President encouraged individuals to volunteer to run the meeting or the President will run it. Election results will be shared.

**Old Business**

B. Election Update (Brian)
    - Numerous members were nominated to run for the board. Some members declined and others did not respond to repeated calls and emails.
    - 5 members accepted the nominations and will be on the ballot.
    - Ballots have been sent out via email or mail and are due by 5 PM on Friday, July 18.
    - With Brian running, Sue is taking over the election and will oversee the counting on Friday, July 18. Members are encouraged to volunteer to help with the counting.

C. Handicap Ramp Update (Darren)
    - Contractor visited last Friday to take measurements. The plan is to have everything installed the week after July 4 and the railings throughout the front of the lodge will have a consistent look.

**Audience to members**

1. *Site* – 2: Shared concern that certain areas of the Camp website are populated/updated while others are not, in particular the member-to-member forum. Asked about the possibilities of moving this to social media. (Answer: the member-to-member forum did not get interest with members in the past and is no longer being used. The board is looking into launching a private Facebook account for the Camp, which will include a similar structure.
2. *Site* – 453: Asked if we can remove the member forum from the website since it is no longer being used. (Answer: not sure if it can be completely removed since the outside administrator may charge to do so. The board will include a disclaimer on the page that it is no longer in use).
3. *Site* – 87: Pioneer Park has the bear eating bird seed picture taken at Camp Delton on their social media. Encouraged we do the same. (Answer: pictures sent to the office are displayed on the website. Encouraged members to share photos).
4. *Site* – 2: Shared that the Camp used to have a membership card that could be used to get discounts at merchants. (Answer: The discounts that came from this type of card have been stopped through this medium and replaced with the coupons)

**Motion: "Move meeting into a closed session to discuss expulsions (Audra): Second (Roland). Motion carried 7-0.**

- Separate minutes from closed session.
  Next meeting is the Annual Membership Meeting on July 19, 2025, at 9 AM in the lodge.

**Motion: "Move board meeting back into an open session (Audra): Second (Roland). Motion carried 7-0.**

- The deadline to clean sites has passed. A list of sites in violation has been submitted. Corey agreed to inspect on behalf of the board.
- The discussion on anti-siphoning values will continue.

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

**Attendees**

| Site # | Customer |
|---|---|
| **site #002** | PATRICK, ROXANNE & RUFFOLO, R - #002 |
| **Site #008** | JASINSKI, JEFFREY, BARB, THOMAS - #008 |
| **site #021** | SABBY, RONALD - #021 |
| **Site #028** | JASINSKI, THOMAS, JEFFREY & MEGAN - #028 |
| **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-zoom |
| **site #070** | GUDENSCHWAGER, LISA & ERIC - #070 |
| **site #075** | KOSANKE, CYNTHIA - #075 |
| **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 #118** | HELM, RICK & HEIDI - #118-zoom |
| **site #119** | HELM RICK & HEIDI - #119-zoom |
| **site #152** | WHITAKER ADRIAN & SUSAN - #152 |
| **site #169** | BERZILL, MARK SR & WIKEL LINDSAY-#169 |
| **site #301** | JOHNSON, ERNEST & LEE ANN - #301 |
| **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 #453** | SILENZI, DANIEL & ELIZABETH - #453 |
| **site #458** | WOODWARD, DAVID & DEBBIE #458 |
| **site #459** | WOODWARD, DAVID & DEBBIE -#459 |
| **site #487** | ZINK/DEJARIAIS, LISA/JACOB - #487 |
| **site #522** | EDGEWORTH, JAMES - #522 |