Board Meeting
June 20, 2026
Camp Delton Club Lodge

Roll Call
In attendance: Audra Arndt, Julie Disterhaft, Jen Edgeworth, Corey Holland, Eddie Mallonen, Brian Wachowiacz, Sue Whitaker
Virtual: Heidi Helm, Rich Marshall

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

Motion passed: all board members present (7-0)

Treasurer's Report

Please reach out to the office for a full breakdown. Highlights:
- The end of month April numbers were shared.
- Update on reserves - withdrawals occurred as a result of cameras, emergency tree cutting, lift station repairs for the sewer, and professional fees (from claim of copyright claim with comic in newsletter) since the last meeting
- There will be a closed session at end of meeting with 6 memberships up for expulsion
- Questions were asked about net income and gross profit:
  - Net income is up from last year because some expenses have not hit yet (i.e., tree service and taxes). There are some larger expenses coming
  - Gross profit is up as a result of the increase in dues

Correspondence – Vice President (Eddie)
- Brian shared a correspondence was left in his folder from Terri Holland providing an update on the food truck:

"Hello everyone,

I wanted to share a quick update on our recent food truck event with Flavor Rescue

The truck offered a fantastic variety of menu items including a fish fry, and the campers who attended thoroughly enjoyed their meal. That said, overall turnout was lower than expected. We only sold/served 40 tickets total which included 20 fish frys.

The owner, Lisa, generously agreed to give 10% of sales back to the camp. Because total sales were between $400 and $500 our return was $50.00.

To make this a win win for both our campground and a small business like Lisa's, we need to boost participation next time (August 28).

Sincerely,

- Eddie - election ballots have been emailed and sent to members. The deadline is July 17

Directors Reports

- **Personnel – Julie**
  - Nothing. All going well.

- **Insurance and Bylaws – Sue**
  - The Rules and Regulations Committee met and we have some motions, but will hold off on them. Our insurance will no longer cover events that serve alcohol and we will no longer sell alcohol at events. It can still be included in a full price of a ticket for the meal or members can bring their own.
  - The real estate tax went back down and is in line for where it should be. It increased last year by $7,000 because of improvements they claimed the Camp had made and as a result of dropping personal property tax to each member. Sue sent our Articles of Incorporation. The fact that we cannot sell our property if the Camp dissolved resolved the issue.

- **Buildings and Grounds – Corey**
  - They are still waiting for the second lift pump to come in, expected the first or second week of July. This will not disrupt Camp in a holiday week if they can avoid it (unless the other pump breaks down).

- **Membership – Sue (for Heidi)**
  - Five trailer sales occurred this month with two pending contracts. Site 306 is for sale, posted on the marketplace versus on our website where they are getting more hits. The last 5 sold were from Facebook Marketplace. Moving forward, an email will be sent to members when sites go on sale and before Marketplace.
  - A question arose to put a disclaimer on our website that says see Marketplace for more current memberships for sale. The reason for not putting it on the web was explained that it saves sellers some expenses with closing.
  - The President shared that Sue does not get compensated for showing or selling trailers. Keep this in mind.

- **Activities – Jen**
  - She is still working on upcoming activities. The kids carnival is from 4-6 today. A 50/50 raffle is ongoing with drawing the July 4 weekend. Other raffles are going on.
  - The July 4th parade and hotdog lunch (9:00 setup and 10:00 parade) with kona ice and band later that day.
  - August 15th is the Italian dinner - tickets need to be purchased as a result of limited space.

- **Office Manager – Carol**
  - Sales for the lodge are going well and the discount on garment sales has pushed things on
  - People are buzzing in as early as 7 AM. Please remind visitors and contractors to not buzz in until 9 AM.
  - The logo sign by the road is getting faded. It will cost $498.75 to design and put up a new sign. The board agreed to proceed with it.

- Storage invoices have been sent out again with a July 1 deadline. Members will lose the unit if they do not pay.
- Wendy is moving to an on-call basis. Phil will fill in shifts so everything is covered.
- Raccoons have been reported as sick in Camp. If you see one on site, call the lodge and a trap will be set up for the DNR
- Brian thanked Terri Holland and Roxanne who set up the raffle area. Terri facilitates the food trucks. Vicki helps a lot. Bill Moran assisted with a much needed shed and a group of members who plant the flowers and decorate the lodge. The board thanks you for your help.
- Sue - cameras are now pointed at the dumpsters and members will be fined for dumping items that are prohibited. License plates can now be made out.

- **Grounds Supervisor – Darren**
  - Grounds staff working on numerous projects including painting picnic tables, fences and benches. They pulled out dead bushes by the sign out front, which will be replaced.
  - The Overlook stairs are a top priority. The weather has prohibited work, but it is all set to proceed. It will take 1-1.5 weeks to get it operation.
  - The leaf truck pickup has ended until fall. Members must now bag leaves
  - A bulletin board has been put up by dumpsters that will include grounds information and a list of places you may contact to remove items not allowed in the dumpster
  - Pumps will get installed early July
  - Updates on traffic committee (by Eddie)
  - July 5th - meeting to kickoff roads committee for those interested in being involved - review some of the projects they wish to focus on - lodge or pavilion is the location
  - New road signage as a result of the traffic committee.
  - Work on landscaping
  - Tree cutting is complete from initial plans - depending on what is remaining, some more may come in the fall
  - Questions Eddie - could he use help with the stairs - yes, he could once the frame is up
  - President - crew does a great job, but remember they are dependent on the weather (i.e., grass cutting, etc.)
  - If see something in camp that needs to be done, fill out a work form that is available on the bulletin board
  - President - reminder that sites were to be cleaned up of sites. Rely on members to report violations (fill out form at lodge and can be anonymous). Membership Chair will work with member to clean or Camp will contact
    - A member expressed concern that a list was made last year and nothing happened (answer: members are contacted, fined and we will clean and bill them). Follow up statement that there were sites that still were not clean (answer: we will look into it).
    - An example of other problem sites was shared

Old Business
None

New Business
A. Traffic Committee - Eddie
- The Traffic Committee formed last year, but only two members have volunteered and they need more sign ups. They are monitoring traffic. The committee owns a radar gun and volunteers will monitor and wear a bright

vest to identify themselves. The goal is to change driving patterns versus issuing tickets and to observe and report. Members should not harass the committee. There will be video and documentation captured on violations and they will issue tickets accordingly
- New signage coming tomorrow indicating there is a stop ahead, speed is being monitored and flashing lights to note certain intersections.
- Enforcement of people rolling through stop signs and speeding will begin next weekend.

Motion: Eddie - "Motion to open for discussion and board can make revisions and "Approve the enforcement and fine structure as presented to the Board by Traffic Committee"

Second: Julie

Discussion:
- Summary shared:

The violations will be accumulated by, and charged to the member site, regardless of the specific individual member or guest committing the violation. Below is a breakdown of the fine structure as submitted from the Rules and Regulations Committee and approved unanimously by the Board of Directors:

Speeding Violations

Tier 1- speeds of 11 MPH to 18 MPH

Fines:

- 1st Offense: $25.00
- 2nd Offense: $50.00
- 3rd Offense: $100.00

Tier 2 - speeds of 19 MPH to 23 MPH

- Fines:
- 1st Offense: $35.00
- 2nd Offense: $70.00
- 3rd Offense: $140.00

Tier 3 – speeds of 24 MPH or more

Fines:

- 1st Offense: $45.00
- 2nd Offense: $90.00
- 3rd Offense: $180.00

Stopping Violations

You must come to a complete stop-this means your vehicle has NO motion.

Fines:

- 1st violation $25.00
- 2nd violation $50.00
- 3rd violation $100.00

These rules/fines apply to all means of transportation: Electric, Battery and Gas. This includes cars/trucks, scooters and E-bikes.

Fines must be paid within 30 days or gate cards will be deactivated. If not, the member is locked out. A pattern of habitual speeding rules violations by any site will be brought before the Board of Directors for consideration for expulsion.

- Inquiry if detectors are calibrated, instructions are included and shared the need for careful documentation (answer: instructions are included and the committee will review violations before issuing tickets)
- The Rules and Regulations Committee came up with this framework first and it was then presented to the Traffic Committee.
- Everyone (members and visitors) will need to document the color of their vehicle and license plate when checking in.
- All vehicles except bicycles for now will be included. Scooters and e-bikes will have to obey
- There will be the possibility of warnings at the discretion of the traffic committee, but warnings will still be documented.
- Inquiry about contractors (answer: we do not have the ability to ticket contractors. Contractors come in for members. Violations will be documented and contractors could be banned. We will notify contractors they cannot work with Camp in the future via a letter if violations continue)
- Procedural stuff needs to be determined by committee, but they want to get the fee structure approved first. We have spent $149 for signage and solar powered flashing lights. The radar gun was not much more.
- The President thanked the committees and shared that this whole thing regarding speeding is a result of the members asking us to do so. We are not doing this to make money. It is as a result of issues brought to the board. The goal is to keep people (especially kids) safe.
- The member will be charged for the ticket of guests, which include rental sites.

Questions:

- Site 75 - where will incoming revenue from fines go? (answer: fines go into general fund. This can be discussed in the future of different accounts)
- Site 30 - will we warn people as they come into camp and can we put a sign that says if you exceed the speed limit you will get ticketed (answer: we can use the marquee up front for the next 30 days, half sheets can be handed out as they check in. Notification will happen in multiple ways)
- When are orientations taking place for those handling the radar detectors? (answer: Eddie will get back to them on that)

Motion passed: All board members present (8-0)

B. Rules & Regulation Motion - Julie
    - Withdrawn - the Rules and Regulations Committee was not ready to present at this meeting. One was already brought up.
    - Site 70 - questioned the decision to withdraw the motion and said other members on the committee did agree to it (answer: Audra shared that she did not support it and there is a recording that captures what transpired. This needs to be brought up at the next meeting when the rest of the committee members can be present. They did not have a chance to participate)
C. Annual Membership Meeting Update - Brian
    - The meeting takes place July 18 at 9. This is your meeting as members and can be run by a member. It does not have to be the President and he encourages someone to step up and facilitate it.
    - An email will be sent out for agenda items. Agenda items for the general membership meeting need to be received at the office by July 9 to be published by July 11. A motion brought to the floor by that date only requires

51% of present membership for approval if quorum is met. You can still bring up motions on the floor, however, this requires ⅔ of members present to pass it.

D. Expulsion List for Non-Payment - Audra

Motion: "Go into closed session to vote on expulsions after a short recess" (Audra)

Second: Sue

Motion passed: all board members present (8-0)

See separate confidential minutes for board members.

Motion to reconvene into an open meeting (Audra). Second: Sue. Motion passed: all board members present (8-0)

Audience to members

- *None*

Motion to adjourn meeting (Eddie). Second (Heidi). Motion passed: all board members present 8-0

The next meeting is the Annual Membership Meeting on July 18, 2026, at 9:00 AM.

Attendees

	Site #	Customer
	site #002	PATRICK, ROXANNE & RUFFOLO, R - #002
	site #011	MOOREN, CELENA & WILLIAM - #011
	site #012	KUNTZ, PETER & REBECCA - #012
	site #021	SABBY, RONALD - #021
	Site #030	MOORE, MICHEL& DONNA - #030
	site #033	ZICK, MARK & ARNDT, AUDRA - #033
	site #036	OHM, DIRK & GLADYS - #036
	site #043	MEEHAN, LYNDA & MARTY - #043
	site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
	site #069	KUPKA, DEBRA & PFOTENHAUER, SALLY-#069,,
	site #070	GUDENSCHWAGER, LISA & ERIC - #070
	site #075	KOSANKE, CYNTHIA - #075
	site #077	WACHOWIACZ, BRIAN & CONNIE - #077
	site #078	STEWART, CRAIG & DIANE - #078
	site #079	YOKERS, DENNIS & VICKI - #079
	site #118	HELM, RICK & HEIDI - #118
	site #119	HELM RICK & HEIDI - #119
	site #146	HOLLISTER, DAN & MARYANN - #146
	site #149	DISTERHAFT, JULIE & RANDY - #149
	site #152	WHITAKER ADRIAN & SUSAN - #152
	site #301	JOHNSON, ERNEST & LEE ANN - #301
	site #404	MALLONEN, EDDIE & TINA - #404
	site #411	BAVA, PHILLIP & CATHLEEN - #411

	site #417	KRASEMANN, RAYMOND & TRACY - #417
	site #447	PALMEN, STEVEN & DEBORAH - #447
	site #453	SILENZI, DANIEL & ELIZABETH - #453
	site #522	EDGEWORTH, JAMES - #522