Board Meeting
March 21, 2026
Camp Delton Club Lodge

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

Approval of Minutes – September Meeting
Motion made by: Rich
Motion seconded by: Julie
Discussion:
- None

Motion passed: All board members 7-0)

Treasurer's Report

Please reach out to the office for a full breakdown. Highlights:
- She has been unable to log into the IP with the ongoing internet issues and therefore does not have updated reserve numbers. All numbers are preliminary since MBE needs to finish end of year books.
- We were $15,000 over budget last year in expenses as a result of unexpected emergency expenditures and trying to catch up. Gross profit was higher than planned (including capital assessment).
- Outstanding dues with the deadline of April 15: 194 members have outstanding dues, which is down from last year.
- Audra had Carol order a speaker pod for the laptop for future meetings.

Correspondence – Vice President (Eddie)
- None other than that he is speaking with Lance , who is a consultant working with the DOT on the Highway 94 project. Carol has provided contact information to them for members in Overlook for outreach that is required by law for all to vote for the sound wall or not. Jellystone has voted no because it would take away from their advertising, but this does not impact our ability to get a sound wall. The timing would be 2-3 years from approval for it to start.

Directors Reports
- **Personnel – Sue**
  - The Internet was down as well as payroll. She is keying time in to catch up.
  - She looks forward to having grounds and office crew coming back. Most of the staff are coming back and do not need any additional help from her understanding. They will be fully staffed. There is one new person joining the Grounds Crew.

- **Insurance and Bylaws – Julie**
  - Nothing

- **Buildings and Grounds – Corey**

- Since the last board meeting, the end of season water shutoff went well. They identified some things to improve in future years and will monitor to see if the changes improved things this year with water
- Road improvement repairs were conducted in the lodge area including a better step incline for the lodge.
- Members need to turn in building repair requests prior to projects starting.
- Tree removal service requests have been submitted to the tree service and plans to start in April. The service will be in next week to remove a tree that snapped between site 42 and 43.
- Members can request tree removal at their expense with approval of the Camp.
- The snowstorm delayed progress on frost levels and timing of turning on the water. Monitoring will continue to ensure it is safe to turn on and not have freezing line concerns.
- Site 127 - asked about time and date for water turn on (Answer: Brian - will aim for April 15 each year pending weather and frost levels. The laundry and bath houses may be delayed per Darren).

- **Membership – Heidi**
  - Sue for Heidi - Site 160 in Overlook has been purchased. The member is moving her trailer, which will result in her site in Wilderness going for sale. 6 sites so far will be up for sale when Sue gets back to Camp.
  - Brian - best promotion of site sales is word of mouth by members

- **Activities – Jen**
  - She is working on dates for activities and ideas for new stuff. Eddie asked if she would be willing to work with him again about the spaghetti dinner as he has lists and details from last year. Jen said yes.
  - Sue would like to discuss another community sale.

- **Office Manager – Carol**
  - The financial books are set up for 2026
  - Guest site rentals are up from last year already.
  - All office staff are coming back this season
  - She asked the board to start working on the newsletter with a deadline of April 30.
  - Dues were slow coming in, but have increased steadily today

- **Grounds Supervisor – Darren**
  - The snow plowing this winter went well. The equipment was good despite some very challenging storms this winter, but the cutting edge needed to be replaced.
  - A focus will shift to repairing damage from plowing to grounds once the snow melts. Repairs to lots will take place.
  - Preparation for pool opening and stair repairs will also start.
  - All equipment has been serviced and is ready for spring, except for the plow and salter which happens in the fall.
  - Benches that were ordered will be delivered the week of the 12th. He is working on painting around the lodge. The walls of bathroom stalls will be painted before the Camp opening.
  - Minor pop hole filling including the one up front will take place
  - Aiming for April 15th for water turn on.
  - Start mold treatment in bathrooms on Monday.
  - A HVAC company came in to look into the manager’s house, Liberty. This will happen annually to identify problems in advance.

- Eddie asked about the plan for the leaf vac machine (Answer: Darren - they will begin using again once things dry out. They are pricing the removal of leaves off site as the plan is to no longer dump leaves down the hill. Audra shared we need to also communicate to members that no leaves may be dumped down the hill by the maintenance shed since some do so)
- Site 557 - inquired about the mold procedure in the bathrooms (Answer: Darren, Brian and Eddie - this is done each season. It filters the air and ionizes to kill any mold or bacteria. The building is shut down for 24 hours. It was started during COVID and we eventually purchased our own machine)
- Site 127 - shared that his site floods badly when it rains or snow melts. Can we look at the drainage problems there? (Answer: Darren and Brian- they can, but please put in a work order - a drain is likely clogged)
- Site 62 - question about the back door to the office building getting replaced this winter. When they were in Camp during the winter, it was partially open and heat was leaking out (Answer: Darren - they are looking into fixing the hinge to get it to close properly). Member also shared that we need a squiggie for the men's restroom at the lodge (Answer: Darren will get one for the men's similar to the one in the women's room)
- Audra - what is the plan for cleaning the restrooms this season? (Answer: Darren - Ann will do so three days a week). She also asked if one of the Grounds Crew was going to take a pool certification course? (Answer: Darren - inspector stated they did not need a second person being certified)
- Eddie - Were drain strips repaired in the pool? (Answer: Darren - most were taken care of last season, but they have a few more to repair before the pool opening)

Old Business

A. Pickup Truck Repairs (Corey
   - The truck has worked well all winter with the new engine. As an update on the warrant coverage issue: because the vehicle went beyond a year for oil maintenance, it voided the insurance. Even though we had the mileage to show it didn't need it, the warranty still voids this out if it goes beyond a year. Oil will be changed by date (and possible mileage) moving forward.
   - Corey will get more clarity to see if the warranty is valid moving forward and ensure it is easily accessible in the office.

B. Wi-Fi (Brian/Carol)
   - Issues arose between Frontier and Verizon as a result of problems with the FCC approval of the merger, which resulted in the long timeframe that the internet was down. Brian asked why we had internet issues so we can avoid them in the future.
   - The issue has been corrected. The equipment has been streamlined, improved and is now all digital. The service moving forward will be better both in the office and the shop. Rob, our internet person, needs to be updated by their contact at the provider, Matt.
   - Bills will now be one combined for phone and internet service and is much lower. Carol is working on a credit for loss of service with Verizon.
   - Carol shared that she inquired about the possibility to have wi-fi throughout the Camp and it is still astronomically high.
   - Someone is coming in to fix the cameras, which are not currently working.
   - Site 62 - have we looked at other companies to get wi-fi throughout the Camp. (Answer: Carol has looked into multiple companies and all were high. The upfront costs would be in excess of $10,000. We need to also look into if sites could opt in and pay or if the Camp will have to pay as a whole. The President shared that it can always be brought up as a referendum at the

annual membership meeting in July. Audra shared that individuals have their personal hotspots as well. Expenses for internet throughout Camp would have to be paid by all members in the budget.

New Business

A. Sound Barrier (Eddie)
   - Most of what he wanted to share was covered under correspondence
   - Eddie has been in contact with Tim Moore who provided him some contact information to reach out to the DOT about the prospect of running a drainage pipe/system in Overlook to the right of way.
   - Audra asked if we need to include the DNR as well (Answer: Eddie - he believes the right of way is only the DOT, but he will check)
   - Brian shared that there will be an artist rendering of the sound barrier in the lodge. They are willing to come to a board meeting and answer questions to all members.
   - Site 557 - asked if it requires each member in Overlook has to approve the sound wall for it to proceed. (Answer: Eddie - anyone within 250 feet will be able to vote - the board gets a vote as well as Carol. The DOT will mail a ballot).
   - Site 127 - asked if the Camp will lose property as a result of the sound wall (Answer: Brian - they have shared we would not lose property. It would be on their property)
   - Corey - asked if there would be water issues as a result of the sound wall (Answer: Brian and Eddie - there will be a gap in the bottom of it as well as a gap between the wall and Camp

Audience to members

1. *Site 62* – asked if cutting wood for members is still happening or has been discontinued and if they can grab wood in the wilderness around camp (Answer: Brian: if it is in the wooded area and not on someone's site, the wood is free game to take. The camp is not liable though if you get injured collecting it).
2. *Site 557* – Cautioned not to take wood from the back road or private property behind the Camp. They have guns.
3. *Brian* – asked about any updates from the Mirror Lake Association - (Answer: Site 557 - A meeting is coming up in June and she will take notes. They are still dredging. Audra inquired if there is any benefit for the Camp to be a member.
4. *Site 82* - there is no update on the road and bridge outside of Camp. Regarding the sound wall, he believes the DNR does get involved so will need to check into it.
5. *Site 82* - October 15 is on a Thursday this year. Could we communicate the actual date beforehand? (Answer: Brian- we will look into it, but can never predict weather, but hope to extend it after that weekend)
6. *Corey* is looking into a monthly newsletter for grounds updates to all members
7. *Site 557* - asked if a regular board meeting follows the annual membership meeting (Answer: Brian: no, we do not)
8. *Eddie* - asked about when the next meeting is happening (answer in May). In regards to the traffic committee, Eddie asked Audra if she can work with him on purchasing a radar gun. Audra shared that it depends how much. Eddie will do research and get back to her. Julie needs to be involved with this committee.
9. *Site 62* - asked how speeding will be enforced (Answer: Brian - this will be addressed in the future)
10. *Site 557* - do guests sign anything when they come into camp about the rules (Answer: no, but it is included on the hang tag)

11. *Corey* - asked about an update on the tower lease (Answer: SBA paid the full amount in November (around $20,000) with no explanation. We are good until November. That full amount goes into the camp maintenance reserve.

Motion to adjourn meeting (Julie). Second (Corey). Motion carried 7-0

The next meeting is on May 16 at 10:00 AM.

Board Business Since the Last Board Meeting:

Thursday, April 16, 2026, via email:

Motion (Audra): We proceed with the implementation of the proposed camera system as quoted by Krus Fire and Security, LLC per quotation 11436 for $5826.55 for the main lodge building to replace the non-functioning camera system and quotation 11435 for $2860.51 for the addition of cameras to the dumpster and maintenance building area with the funds to come out of the main Camp Maintenance and Improvement Reserve Account.

Second: Julie

Discussion: None

Motion Passed: 9-0 on April 18

Attendees:

	Site #	Customer
	site #033	ZICK, MARK & ARNDT, AUDRA - #033
	site #051	USEDOM, RONALD & PAMELA SUE AKINS-#051
	site #077	WACHOWIACZ, BRIAN & CONNIE - #077
	site #082	ROGERS & ROTAR - #082
	site #084	MARSHALL, PAT & RICHARD - #084
	site #087	HOLLAND, COREY & TERRI - #087
	site #127	RODRIGUEZ, KYLE, KIM, ADAM - #127
	site #149	DISTERHAFT, JULIE & RANDY - #149
	site #152	WHITAKER ADRIAN & SUSAN - #152
	site #404	MALLONEN, EDDIE & TINA - #404
	site #417	KRASEMANN, RAYMOND & TRACY - #417
	site #522	EDGEWORTH, JAMES - #522