Board Meeting
May 17, 2025
Camp Delton Club Lodge

Roll Call
In attendance: Jen Edgeworth, Roland Eisch, Corey Holland, Rich Marshall, Brian Wachowiacz

Virtual: Audra Arndt, Joe Gambino, Sue Whitaker

Excused: Heidi Helm

Approval of Minutes – March Meeting
Motion made by: Roland
Motion seconded by: Corey
Discussion:
- One slight revision – membership up for sale is 311 versus 411

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
    - Members with remaining balances – 18 members that owe something (13 owe more than $1,500)
    - Remaining balances - $28,733.
    - 2024 – 20 sites for a total of just over $23.000
    - Those who do not have their dues paid will be subject to vote for expulsion at the next board meeting and the 13 are the memberships currently locked out.
    - Clarification that those currently on a payment plan are not locked out.
- Reserves were discussed in depth.
    - The recruiting reserve was almost completely depleted because of the Grounds Supervisor search.
    - The tree service reserve was depleted because of emergency storm damage removal.
    - All reserve transfers approved in the budget were made in April.

Correspondence – Vice President
- None

Directors Reports
- **Personnel – Corey**

- Filled final Grounds Crew positions by hiring Mike and Jasmine as seasonal employees.
- Seth finished his last day yesterday. The President shared that he had spoken to Seth to share our sincere gratitude to him for everything he has done for us and wished him the best in the future. Seth said that we should call if we need anything with the knowledge he has acquired about the Camp.
- All other positions are filled
- Question was raised about second person on staff to get pool certified. Mike was identified, but pool certification classes have concluded until the fall. He has been working side-by-side with Darren and learning pool procedures and will be fully trained. Mike is also there when Darren is off. We will look at identifying a second person to ensure they are certified earlier next year.

- **Insurance and Bylaws – Sue**
  - Need to connect with Sally to get a meeting scheduled for the committee.
  - Approved change from the last meeting about board members attending meetings will be typed up and officially added to the bylaws.
  - Discussion about ATVs will take place later in the meeting.
  - She is working with the insurance agent about information they have requested in search of a new insurance carrier. The renewal from West Bend insurance included changes in deductibles that included more than $25,000 in storm damage to cover anything. This is the reason for seeking a different carrier. It was shared that insurance companies are dropping associations like us for unknown reasons.

- **Buildings and Grounds – Roland**
  - Shared that they are going to be slightly over on the tree budget by about $2,500 because of a split tree that created concern with the insurance company.
  - Repaired a couple of water leaks

- **Membership – Heidi (Brian for Heidi)**
  - One site for sale (311) with three others pending contracts to officially list.

- **Activities – Jen**
  - Lots of incredible events happening. For next weekend, rock painting for kids on Saturday from 10-12, Sunday is the welcome back breakfast from 8-10, a coffee truck on Monday (first of three times this summer and we get a portion of the sales) and the 50/50 raffle with a drawing on Memorial Day (tickets available at the lodge).
  - Newsletter will include a comprehensive rundown of events for the season.
  - Please continue to share suggestions and ideas with her. Volunteers are needed. It is a great way to meet other members.
  - It was shared that a lot of members are signing up for rock painting on Facebook.
- **Office Manager – Carol**
  - Logan is taking care of bathrooms right now until grounds person is in place.
  - The book library is ready and there is an array of items to purchase in the lodge.
  - Carol's entire team returned this season.

- **Grounds Supervisor – Darren**
  - Working on a lot of projects and details in advance of the official start of the season including cleaning and power washing.

- Since the last meeting, water was turned on and four underground leaks were identified and repaired and some piping repaired in some of the bath houses. Upgrading piping to ensure leaks do not pop up again in future years.
- Hydrant flushing has occurred to comply with Village requirements.
- Dumpsters are back on schedule for the season with regular pickups.
- Tree service is completed for the season.
- Caught up on work orders except for a couple complex ones that require more time because of water flow issues.
- The leaf machine has been used for pickups. Members appreciated this. Monday after the weekend of June 6 will be the final pickup day using the machine. Leaves are to be bagged thereafter. It will return this fall.
- A member commended the incredible job Darren did in cleaning out the garage and cleaning up the garbage that was dumped by the street.

Old Business

A. None

New Business

A. Paving Project (Roland)
   - Reviewed invoice and shared that it is seal coating versing paving, different than what he originally thought. They will seal coat and skim the top, which does not make sense. He believes this is a waste of time and money.
   - Recommended we table this agenda item.

Motion (Roland): "Table the paving project agenda item until further notice."

Second – Corey

Discussion

- To clarify, there is nothing in the works to alleviate the water problem in Wilderness involving that site at the bottom of the hill. This is correct, but Roland shared that he would still like to see getting that drain in there and redirect water to guest site or ravine. Numerous possibilities were discussed.

- **Passed: 7-0**

Motion (Audra): "We start meeting with those people who signed up to be on the Roads Committee and get a plan in place to figure out what we are going to do with the paving project and drainage issues."

Second – Jen

Discussion

- There is a group of people who have signed up to be on the committee and we are not utilizing that.

- **Passed: 7-0**

B. Handicap Ramp (Roland)
   - A bid was shared that included specs and costs to place railings to be ADA compliant for the ramp that was constructed in the fall at a cost of $6,950 plus tax
   - Darren explained that the updated proposal also includes the stoop and steps with everything matching and looking the same.

- The cost to do the entire front of the building would be around $10,000 and this will last a lifetime.
- Darren shared that he priced out aluminum material, which alone was $9,000. Another quote from a different vendor was between $17,000-18,000.

Motion (Roland): "Approve the bid that includes all three options at an approximate cost of $10,026 plus tax to have entire railing completed in the front of the lodge."

Second – Corey

Discussion

- The amount would be taken out of the Camp Maintenance and Improvements reserve.
- Members in the audience were asked what they thought about including the entire front of the lodge, so it matches, and all nodded their heads in agreement.
- Work will be scheduled right away.

- **Passed: 7-0**

C. 2025 Election Timeline (Brian)

- Carol will send a Mail Chimp on Monday outlining the dates,
- Nominations will open on Monday, May 19, and close on June 10, which is almost a month to nominate yourself or others.
- Nominees will be contacted immediately, and bios will be due on June 14. Our bylaws dictate that the election must start on Sunday, June 16, and a notice will be sent out via Survey Monkey. Ballots are due on July 18 when ballots are counted, and winners are immediately contacted in advance of the July 19th Annual Membership Meeting.
- Three spots on the board are up for election – Brian, Joe and Roland. Elections are not for specific roles on the board, rather just being a part of the board. Specific roles on the board are determined annually by the board.
- Members are encouraged to consult with the person they intend to nominate to ensure they have an interest. Nominees must be a member in good standing (including dues being fully paid up) in order to be nominated or vote.

<u>Audience to members</u>

1. *Site 50* – There are eight members who expressed interest in the Roads Committee. He will contact the members and set up a meeting. They will reach and determine plans to move forward on it. He shared that water issues should be addressed before repaving. A drain in Overlook needs to be addressed. He agreed to lead the committee.
2. *Site 164* – Shared that the first section of the pier is completely under the sand. Water drainage issues are a road pitch issue in Overlook. The sewer project created a lot of the water issues throughout Camp. We were supposed to put in new water lines when the Camp was annexed in by the Village of Lake Delton, which did not happen. The 1-inch pitch in the roads was meant to be temporary since it was assumed that they would be ripped up to put in new sewer lines. The pitch issues could be easily rectified by the Camp. A wet concrete saw has a rental cost of $125 per day. Picket shared that the cost would be $1.50 per square foot. Member has agreed to Co-Chair the Roads Committee. The President recommended the committee create a list of projects prioritized by importance to address issues.
3. *Site 33* – She will be contacting people for the By-Laws Committee. Sue shared that one of the issues that will be addressed is someone running around the Camp with an ATV. These vehicles require a license with the DNR and insurance so there is

nothing that prohibits it from being in Camp. Roland shared it is UTV versus ATV. Research is being done regarding this. The incident in Camp was not about their driving (a member's kid), but about their abusive language while being confronted. The abusive language will be addressed with the Member.

4. *Site 47* – Question about rules and the June 15 requirement of site cleanup. He questioned why nothing seems to be done to violating sites when this date passes. The President shared the process which includes filing a complaint in the lodge (Member can remain anonymous). Violating members will be fined and members will be charged fees to clean up the sites. We rely on members to identify violating sites. The Board does not have the time to look at all the sites.
5. *Site 164* – In the past, it was the responsibility of the Grounds Manager to identify violating sites for cleanup during his rounds. The Grounds Crew would clean the site, and the Member would be billed at the hourly rate set by the Treasurer. The President explained that this process had been changed and now a couple of board members inspect the site when a complaint is filed.
6. *Site 420* – Shared that he had 4 face cords of wood delivered when he opened his trailer about a month ago, which was piled on his driveway. They discovered a bunch of wood was stolen when they returned yesterday (pictures shared with the board). The board will remind Members that they are not to take things from other's sites.
7. *Corey* – Inquired if the stairs and possibly walking path to Mirror Lake have been fenced off because of the storm damage.

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

Next meeting is June 21, 2025, at 9 AM in the lodge.

Attendees

	Site #	Customer
	site #033	ZICK, MARK & ARNDT, AUDRA - #033-zoom
	site #050	MOORE, TIM & LINDA - #050
	site #062	HELDING, MARK & JILL - #062
	site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
	site #070	GUDENSCHWAGER, LISA & ERIC - #070
	site #077	WACHOWIACZ, BRIAN & CONNIE - #077
	site #078	STEWART, CRAIG & DIANE - #078
	site #082	ROGERS & ROTAR - #082
	site #084	MARSHALL, PAT & RICHARD - #084
	site #086	LEYRER, ROBERT - #086
	site #087	HOLLAND, COREY & TERRI - #087
	site #146	HOLLISTER, DAN & MARYANN - #146
	site #152	WHITAKER ADRIAN & SUSAN - #152
	site #164	KORN, SCOTT & PATTY - #164
	site #420	SORMRUDE, LISA & GERALD - #420
	site #434	EISCH, ROLAND/DALSOREN, BEN - #434
	site #447	PALMEN, STEVEN & DEBORAH - #447
	site #535	Mc CLELLAN GARY & CAROL - #535