

FALL NEWSLETTER, 2021

VOLUME 23, ISSUE 2

Camp Delton Club

E10305 Xanadu Rd.

Wisconsin Dells, WI 53965

www.campdelton.com



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Goodbye for the Winter!



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Vice President: Brian Wachowiacz
Treasurer: Audra Arndt
Secretary: Rich Marshall
Buildings/Grounds: Roland Eisch
Membership: Heidi Helm
Personnel: Corey Holland
By-Laws/Insurance: Sue Whitaker
Activities: Tammy Pfannerstill

Camp Managers:

Grounds Manager: Vince Klitzman
Office Manager: Carol Rochester

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Presidents Report

Hello fellow campers.

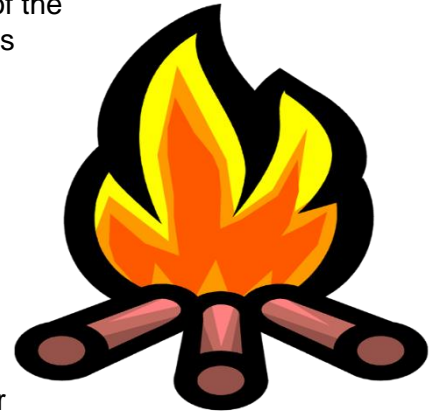
I want to begin by thanking our staff, our membership and my fellow Board Members for a truly wonderful 2021 camping season. The feedback from members regarding our office staff and grounds crew as well as the condition of the park and its buildings was overwhelmingly positive this season.

It was wonderful to see Camp Delton Club's open season return to normal after all the separation and challenges resulting from the Covid 19 pandemic.

I also want to thank both the Budget Committee and the Dells Restroom Committee for some really solid work and dedication this past season to maintain a beautiful campground that operates in a fiscally responsible manner.

As we enter into Camp Delton Clubs "closed" season, please remember that there are a few rules we must adhere to in order to keep the camp available during the off-season and to keep the camp safe.

- 1) While you may visit camp and utilize your site during the off-season, campsites cannot be occupied more than 45 days total between the Fall shut-off of the water system and the Spring turn-on of the water system. This is important to maintain the campground's status as a seasonal campground, and not a year-round trailer park.
- 2) Campfires are allowed, but only if the Off-season Campfire Requirements are adhered to. Unless you have completed a Winter Campfire Permission Form within the last year, please stop by the office during open office hours to complete an updated form. Failing to have a form on file, or failing to adhere to the requirements will result in the member losing their ability to have off-season campfires for a period of one year.
- 3) Water is available in the lodge basement restrooms 24/7. Under no circumstance should any member tamper with or attempt to utilize any other outdoor spigot at any other structure within camp.
- 4) You must provide a minimum two-day advance notice in order to have a plowed parking space ready when you arrive in camp. Vince will plow a parking space only. You are responsible for clearing a path from that space to your trailer.
- 5) Most importantly, keep in mind that the campground is technically closed for the season at this time. If you choose to come to camp, you do so at your own risk. Please pay close attention to the weather and be prepared to shelter in place should adverse weather conditions delay our ability to clear the camp's roads.



Once again, thank you all for a wonderful season and have a safe winter. See you next Spring.

Eddie Mallonen
President, Camp Delton Club

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Vice President's Report

Fellow Members,

First and foremost, I want to thank the entire staff we had in camp this year. They all did a wonderful job and made the season a very enjoyable one. We can only hope that they all return and continue to make camp enjoyable.

I also want to thank my fellow board members for their hard work behind the scenes ensuring camp runs as smoothly as possible.

And last but certainly not least, I want to thank YOU!! You, the members have made this season a truly amazing summer. It was fantastic to see the members step up and help out whether it was volunteering at one of the fantastic activities we had or spending their time counting ballots or one of the many committees we had, or simply out enjoying the pool and other amenities. Thank You all very much.



Even with the camping season coming to an end, please continue to reach out to me with any questions, problems or concerns you may have and I will do my best to get answers to you right away.

I hope everyone enjoys their holiday seasons and please do everything you can to stay as healthy as you can. I look forward to seeing everyone back in the spring.

Brian Wackowiak
Vice President, Camp Delton Club

Treasurers Report

Camp Maintenance and Improvement Reserves

Our reserve account balances are listed below for reference as of 9/30/2021. Out of the reserves YTD we have used reserve our savings for a new lawn mower, tree removal, technology upgrades and two emergency drainage repairs.

Please contact the office for the reserve account balances



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Loans

We currently have two loans outstanding from prior referendums for the electric project and the lodge remodel.

The **lodge remodel loan** had a beginning balance in 2021 of \$44,121.90 and had an interest rate of 5.75%. We were able to enter into a loan modification in February, 2021, which lowered our annual interest rate to 4%. The current balance of the loan after interest and principal paid this year is \$37,114.24.



The **electric project loan** had a beginning balance in 2021 of \$791,324.85 and had an interest rate of 5.75%. We were able to enter into a loan modification in February, 2021, which lowered our annual interest rate to 4%. The current balance of the loan after interest and principal paid this year is \$734,568.03.

Commercial loans are required to be refinanced every five years. The lodge remodel loan has a maturity date of 10/25/2023 and will need to be refinanced at that time if it is not yet paid off. The electric project loan has a maturity date of 6/15/2023, and will need to be refinanced at that time.

The annual capital improvement project assessment amount of \$380 per member goes entirely toward payment of these loans. Money from the assessment above and beyond the annual loan payments is planned to be put toward extra principle on the smaller loan to pay it off sooner.

Internal Audit

At the end of July, when we originally scheduled the internal audit, it was discovered that the process used to previously conduct an internal audit had not been documented anywhere for reference. Therefore, all the reports that had been previously used in the audits had to be recreated and a process developed. As a result, the audit was cancelled at that time so further investigation could take place regarding the development of a process. Since that time, between the office manager, our outside accounting firm and me as the treasurer, we have spent time gathering the necessary cross reference documentation that will be needed to perform the audit. Please note that we do utilize an outside accounting firm that completes all the monthly bank and accounting reconciliations, so as members we should be reassured that the camp finances are not resting on any one person within the camp.



Due to all of the information that was required to be gathered not only this past year, but previous years from the time the prior office manager left, it has taken up until now to put all of that together. And, unfortunately, it became a scheduling conflict to conduct the audit prior to the end of the season. We will reschedule the audit during the summer season of 2022. Watch for information if you would like to be a part of this process.

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2022 Finances and Dues

The budget committee met on October 2 to review YTD and previous year expenses along with planned expenses for next year. I again want to thank all of the members who participated in this process which is open to all members to participate. As a committee, we recommended a budget to the board to approve. The 2022 budget was approved by the board at the October Board Meeting. As part of the budget, the guest site price will raise from \$50 a night to \$55 a night. Any members that have guests who pre-booked for the 2022 season will still pay the \$50 price. All new bookings will be at the revised price. Additionally, we will be increasing the cost of each of the storage slot by \$5 as well to help with increasing expenses. Even with these small planned increases in income, the increases in expenses and planned savings in reserves, we still require a significant increase in membership dues in order to offset these expenses. The reserves are used to save for newer equipment, vehicles and long-term maintenance of the camp ground. According to several sources, the current inflation rate is above 5% over the coming years, and we are already seeing that through increases passed on by our utility companies and other vendors. The dues for amount for 2022 will increase by \$100. This amounts to \$8.33 per month or \$0.27 a day. We also recommend that members take advantage of setting up a monthly payment plan to prepay your dues for the next year. There is also a \$25 discount to prepay at least one half of your dues for 2022 prior to 12/31/2021, and this applies to those members that make monthly payments in advance as well. Reach out to Carol in the office to set up a prepayment plan before December.

2022 Dues \$1146.70
Tax @ 6.75% = \$77.40
Total Dues and Taxes \$1224.10
Capital Assessment \$380.00
Total amount \$1604.10

Regarding the increase in dues for 2022, the table below shows that dues have not increased significantly over the past ten years. And actually, over that period, dues have actually remained fairly consistent and even dropped by \$40 from 2014 to 2015. In order to support the ongoing long-term planning for equipment, vehicle and maintenance repair, there should have been smaller dues increases annually to account for those future needs. This planning also helps us to avoid financing equipment and vehicles so we don't need to incur added expenses for interest. Some of the equipment that is being planned for in the reserves savings include a motor for the leaf vacuum (rather than replacing the entire machine), a replacement for the current Gator UTV that is currently burning oil, and a replacement for the 2006 Chevy truck that incurred several thousand in repairs this past year. There are also long-term savings planned for sewer system repairs, roads replacements and repairs, technology, the manager's home, security (gate), professional services, tree removal and the main camp maintenance and improvements reserve.

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For comparison, we have researched rates for nearby campgrounds for seasonal sites. Many of these campgrounds do not offer year-round access to campers and mostly only provide access from Memorial Day to Labor Day. The annual costs range from \$2700 to greater than \$4000 for a seasonal site. These campgrounds are also privately owned and not member owned. As a non-profit member owned club, our primary source of income is from membership dues. Being a member owned camp means that we are ALL fiscally responsible for the ongoing operations and long-term needs of the club. If we don't fiscally fund the maintenance and replacement of the assets we have, they will not last and the camp condition will deteriorate.

We recognize that this may pose a hardship on some of the members especially for those on a fixed income, but as good stewards of this campground, the board recognizes the need to ensure our income covers increased expenses and includes savings for longer term capital purchases and repairs.

Respectfully Submitted,
Audra Arndt,
Treasurer, Camp Delton Club

Building & Grounds Report

if you notice a spot in the ground that stays wet all the time, especially around your water spigots, it may be another one of those pesty leaks, please notify the office as soon as possible.



Let's talk about Anti-Syphon Valves. When we added the split water spigot to each site, the camp installed the anti-syphon valves free. All members were informed to safeguard the valves and "per Wisconsin state statue" **every water spigot MUST have an Anti-Syphon Valve.** When you leave camp for the season, please put the valves in your campers. DO NOT leave them on your water post as they fall off and get lost in the leaves or moved by the plow.

A new shed has been installed down by the piers, if you want to reserve a spot in the shed, please contact the office.



There will be an additional dumpster added for the various holidays during summer of 2022 to handle the over flow of garbage.

Just a reminder there is a \$100.00 dumpster fee for members putting construction materials in the dumpsters. We now have a camera monitoring what is being put into the dumpsters. If we notice construction material in the dumpster we will review the photos and bill the member \$100.00. Also remember to break down your boxes.

NEVER throw or flush a RAG down the sewer system. This last season we had a rag plug two of the pumps in Wilderness. We also found one in the pumping station in Dells Village. This can result in a very costly repair.

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The grounds crew will no longer be using the leaf vacuum after 11-11-21. Please bag your leaves after that date. The proper way to blow the leaves for the ground crew to vacuum them up is shown below. Please do not put them in large high piles, make sure there is no garbage in the leaf piles and leaves must be on the road.



Hope everyone has a great winter season!
Roland, Building & Grounds Director and Vince, Grounds Manager

Membership Report

Greetings,

Another wonderful season at Camp Delton Club has come to an end. We currently have two memberships for sale. Please spread the word to friends and family.

I wish you well in the off season and hope everyone has a safe and warm winter.

Heidi Helm,
Membership Director, Camp Delton Club



Personnel Report

As we end the 2020 camping season, I would like to thank all of our staff for another successful season.

Under Carol and Vince's leadership we had another successful season.

In the coming weeks I will be meeting with the department heads to review and assess our staffing needs for 2022.

I hope everyone has a safe and healthy off season and look forward to seeing everyone back in camp in spring "2022".

Best Regards,
Corey Holland,
Personal Director, Camp Delton Club



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By-Laws/Insurance Report

Hello Members,

The Rules, Regulations and Bylaw Committee met several times during this season. The committee has done an amazing job over the last couple of years. With much dedication, and hard work their suggestions to the Board resulted in numerous updates to the following documents: Articles of Incorporation, the Bylaws and the Rules and Regulations. One notable change is to the Table of Contents. It now identifies which rules/articles have been updated and when. The violations page also identifies which rule the fines apply to. If you go thru the rules/bylaws and they have been updated, it now states it at the end of the rule/article in **bold** type the date they were updated.



The updated documents have been posted to the web and are available in the lodge. An email went out on September 28, 2021, notifying members of the availability of these documents.

These rules are in force to allow for Camp to be safe and enjoyable for everyone. We still have a few members that need constant reminding so here are a few rules that several members do not seem to know about:

- The speed limit in the park is 10 MPH. This rule applies to you too. Not just everybody else.
- Only one car thru the gate at a time. DO NOT FOLLOW someone thru the gate without swiping your gate card or being buzzed in. You're not going to get to your site any quicker. Everyone MUST sign-in at the lodge. This includes members as well as guests. WI law/Lake Delton states we must be aware of everyone in camp.
- Children are to ride in seats of cars, an adult driving is not considered a seat, only adults are to drive, with no children on their laps. The same goes for mopeds and scooters.
- Observe all safety in the pool, no glass or food, stay off the safety rope, beverages away from the edge of the pool, kids under 14 and under must be accompanied by an adult, in the pool as well as the lodge, etc.
- Dogs must be leashed or contained on a deck while in the campgrounds. That includes on your site. Just because your dog is a harmless, lovable teddy bear doesn't mean it won't scare a young child unfamiliar with it. It also doesn't guaranty that the leashed dog walking past your site is as friendly as your dog.
- Dog waste MUST be picked up. That includes on your site. Neither your neighbors nor our grounds crew appreciate what happens to your dog doo when it is hit by a lawnmower blade spinning at several hundred RPMs. Leaves are not to be raked off the back of your site, and down a drop-off. These leaves kill the scrub plants whose root systems keep the hill behind your trailer from eroding away. Leaves can be raked to the side of the road or bagged for



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pick-up by our grounds crew depending on the time of season. If you're not certain which approach to take, ask the office.

- NEVER, EVER BURN YOUR LEAVES OR TREATED WOOD. This is a fire hazard and an eye and lung irritant to your fellow campers.
- Last, but not least, camp sites must be cleaned up no later than the second Saturday in June. Plain and simple, have the leaves cleaned up, downed branches cleared, high weeds cut back, trailers cleaned, and signs properly placed. We will no longer send warnings. If you are uncertain, feel free to reach out to the lodge, or a board member, we would be happy to do a visual prior to that date, if any violations are noted, we can send you pictures of the site. If you are unable to clean up your site, we can assist in finding people who will charge, or ask a neighbor if they can help you.

Several of the above rules were updated with the current documents. Please review each document to insure you are knowledgeable about any and all rules/articles and their updates.

I welcome all questions & concerns regarding by-laws or the rules and regulations. Send email to suew@campdelton.com.

Have a safe winter and see you in the spring!

Sue Whitaker,
Rules and Insurance Director, Camp Delton Club

Activities Director Report

I want to start my article with a Thank you!!! Thank you to everyone who volunteered for events during the season!! Thank you to all who donated to events/baskets during the season! Thank you to all who participated in events during the season!!! No activities would happen if it was not for volunteers. So again thank you!!!

I had a lot of fun getting to know different members of camp along with guests. It was great to see so many of our members enjoying this amazing camp!! The pickleball net was used on a very regular basis, Giant Connect 4 was used on almost a daily basis!

Looking ahead to next year I am moving away from organized meals for the majority of the season. Between the rising costs and fewer volunteers and participants I feel like other options would be a more viable option.



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Below is a list of planned activities, no dates set yet. If we do not get enough volunteers events may be canceled.

Welcome back weekend of fun
Movie nights
Tie dye day
4th of July activities
Christmas in July
Rummage/craft/vendor sale
Donut social
Glow party
Bingo
Take and paint events
Kids craft days
Scavenger hunts
Halloween fun filled weekend



If you have an activity/event you would like to see at camp please contact me via email, phone or drop off a suggestion in the office. If you have a Hobby or talent you would like to share please let me know!

Basket raffles will occur next season, donations of NEW, unused items are welcome, along with bingo prizes!

I hope you all have a wonderful off season!!! I can't wait to have lots of fun next season!!

Thank you.
Tammy Pfannerstill, Activities Director
Camp Delton Club

Office Manager Report

Hello Members

With a full season under my belt, I have to say what a pleasure it is working here at Camp Delton Club. The members and staff have all been amazing this year. I look forward to more years to come!



The Book Libraries were a great success this year. It was wonderful seeing our members put them to good use.

I wanted to bring to your attention several points:

- All of you that have boat storage will be getting a separate invoice in January. Since we did the indefinite contract there is no reason to fill out a new contract.

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- The gate card inventory is still an ongoing project. I found a few members with more than four cards. I ask that you review your cards, and in the Spring bring them to me so we can have updated and accurate records.
- Monthly Dues payment plans can be set up anytime and you can even autopay directly from your bank account. We can also process Dues payments over the phone with our credit/debit card machine.
- If your gate cards are not working and the office is closed, please call the emergency phone number which is 608-432-1590. If you get no response, go to the Managers House and ring the doorbell. If still no response, use the emergency exit gate and contact the office when it is open.
- Invoices were sent out in October. Double check with the office to verify we have the correct email or mailing address. Late charges will be assessed April 16th if a signed payment plan has not been set up prior to that date.

Have a wonderful, safe and healthy winter season. I look forward to seeing you all in the Spring.

Carol Rochester
Office Manager



Board Meetings

2022 Off-Season Board Meetings

Dates:

January 15, 2022

March 19, 2022

Meetings start at 10 am!

All Members Welcome!

All correspondence to be read at meetings need to be received no later than 1 week before the meeting.

Office: 608.254.8361

Meeting Minutes Available on our website:

www.campdelton.com

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- *ASK ME ABOUT ANY PROJECT YOU MAY HAVE***

ENJOY YOUR TIME IN CAMP!!



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