



**Annual Meeting Minutes
June 17, 2021
Camp Delton Club Lodge**

I. Call to Order – Eddie Mallonen, President
Meeting called to order and quorum was verified.

II. Approval of Minutes – July 2020 Annual Meeting – Rich Marshall, Secretary
Motion made by: Site 77
Motion 2nd by: Site 149
Discussion:

- Concerns were expressed that the minutes were too vague and confusing and did not provide the detail to properly document what transpired at the meeting.
- Current secretary shared that the minutes were completed by the previous Secretary and the minutes from this meeting would contain more detail.

Motion carried: Majority of members present.

III. President's Statement – Eddie Mallonen, President

"Good morning everyone.

It's been an exciting season so far as we have rounded the corner on Covid 19 and returned to a more normal summer camping season at Camp Delton Club.

It's been wonderful to see so many smiles in camp and watch everyone enjoying their time here.

I'm sure you have also noticed a lot of new faces around camp. In addition to several new members, our Office Manager Carol Rochester is getting to experience her first full camping season and has brought Gene and Joe on board in the office along with our returning office staffer, Lauren.

Vince has been joined once again this year by his wife Cheryl on the grounds crew and he's added Carey and Seth to the team. Please show your appreciation to our hard-working staff when you get a chance.

We've had several well attended activities already this season and there are many more planned. I even hear Santa is going to make an appearance next weekend.

Unfortunately, we have had a few issues arise this season. The camp did have one non-payment expulsion this year and one non-compliance expulsion.

As we have mentioned repeatedly, please reach out to Carol in the office if you would like to be put on a quarterly or monthly payment schedule so that the dues and assessments don't hit all at once.

As always, please be respectful of your fellow campers. Don't let your celebration disturb your neighbor's relaxation.

One other issue we've seen, as a lot of new trailers have been brought into the camp, nosey neighbors are not respecting the privacy of others. Feel free to admire your neighbor's new accommodations, deck or landscaping, but please be respectful and do so from the road. Walking onto another member's site, walking around behind their trailer or walking up to their trailer to peer through window's is not acceptable behavior and it will not be tolerated.

One last warning involves use of the guest sites. We have already had several incidents of guests speeding, running multiple vehicles through the entrance gate at once, ignoring age limits for scooter use, ignoring quiet hours, challenging staff in regard to pool rules and leaving their rental guest site full of trash. Please remember that as the sponsoring member of a guest you assume full responsibility for their behavior while they are in camp. This means that any warnings or fines imposed would be levied against your membership. Please be certain your guests are aware of, and adhere to, the camp's rules and regulations.

Finally, on behalf of the entire Board of Directors, please continue to have a happy and safe camping season here at Camp Delton Club.

Thank you"

IV. Treasurer's Report

- Report of camp finances was displayed on video screen and discussed in depth with membership.
- Please contact the Treasurer or office for a copy of this report.
- Shared that expenses were down overall in the past year, a lot of which was because of the pandemic.
- Adjustments need to be made on corrected procedure of applying incoming revenue. Dues and storage fees for 2021 that came in during 2020 were incorrectly applied to the finances in 2020. Corrections will be made to reapply them to year 2021. Differences as a result in the financial records will be noted and communicated.
- Discussed the commercial loans that camp has taken out, which results in interest being paid. Loans must be renegotiated every 5 years (2023 being the next date). The hope is to have the smaller loan paid off by then.
- Shared that there is a cost in borrowing money, and this is impossible to avoid without raising annual dues. Long-term planning is essential. Stressed the importance of reserve accounts to lesson amounts that have to be put on loans
- Announced that an audit will take place on July 31. Interested members should sign up in the lodge. A Budget Committee meeting will take place in September.

Discussion:

- *Site 557* – verified interest is around \$45,000 annually but will likely drop to \$40,000 in the future. Inquired as to why the purchase of a new lawn mower did not come out of reserves (answer was that they wanted to maintain the level in that reserve and other funds were used)
- *Site 404* – shared that around \$126,000 is coming in from annual assessments, which pays around \$79,000 in interest and \$47,000 for principle. The need to fix roads in camp will be the next big project. One stretch of Wilderness would cost \$15,000 alone to repair. Shared that revenue from cell tower rental is included in the year to date.

- *Site 50* – road improvements is not as simple as repaving. Leveling is likely to be needed as well to address problems. Also shared that tower rent revenue goes up 3-4% per year.
- *Site 77* – verified that rental revenue from the tower goes into the camp maintenance and improvement funds.

V. Correspondence – Vice President

- Will be addressed in “New Business – Item B”

VI. Sales Updates – Heidi Helm, Membership Director

- 4 sales are pending, and two sites are currently for sale, 127 and 128.

VII. New Business

A. *Election Results*

- Tallying of the ballots was completed at 7PM the day before
- 135 total ballots – 48 paper, 91 electronic and 4 invalid
- Results:
 - Tammy – 94
 - Sue – 85
 - Corey – 66
 - Kelly – 33
 - Julie – 33
 - Jen – 22
- Gratitude was expressed to Lindsey Wikel for her time on the board – 2 terms

B. *Moped/Scooter Rules and Regulations – Sheets, Site 174*

- Correspondence was read expressing concerns about improper use of moped in the park including violations of minimum height restrictions and improper transportation of young children

Motion made by Site 404, Mallonen: “Amend the rules to require that to transport a second rider, the moped must have a second set of foot pedals.”

Second: Site 557, Ceranowski

Discussion:

- *Site 149* – spoke to members in past with the violation addressed in correspondence. Member has seen other violations as well.
- *Site 557* – inquired if a formal complaint had been filed. Encouraged sending notice to membership for the need to file a written complaint to the board. Gives more leverage to address violations.
- *Site 149* – shared that all board members need to enforce the rules and report if they are notified of it.
- *Site 404* – video surveillance would exist if they passed by the lodge.
- *Site 434* – inquired if anyone knew who the member was
- *Site 33* – inquired if a rule exists prohibiting children on top of car
- *Site 68* – shared that at some point in time, the rules were shortened and are now missing critical elements. The detail needs to be added back in.
- *Site 152* – read rules on mopeds. Shared that a written complaint is needed to address it with the member.
- *Site 149* – rules need to include motorized bikes
- *Site 404* – withdrew motion – more discussion needs to occur, and this will be addressed again at the next meeting. 10 mph speed limit applies to mopeds, scooters, and bikes.

C. *Dells Village Bathroom/Laundry Facility Condition – Arndt, Site 33*

Motion: Site 33, Arndt

“Motion to the membership to move forward with a referendum after the committee has done research to present:

- 1. The options/cost to repair the current bathrooms**
- 2. The options/cost to bring in a similar shorter-term building that shall serve the purpose as a restroom, shower, and laundry facility**
- 3. The options/cost to rebuild a bathroom, shower, and laundry facility as a wood building**
- 4. The options/cost to build a bathroom, shower, and laundry facility as a concrete building that could also serve as a storm shelter.**

In the discussion, the committee will share the current state of the condition of the building, but not share the potential costs to repair at this point until we get an associated quotation for doing some of the work.”

Second: Site 557, Ceranowski

Discussion:

- Shared history of facility – designed to be a temporary and not permanent structure
- Trailer has sunk into the ground and do not believe it had been raised or leveled. It needs to be raised.
- Men’s restroom #1 is locked and unusable
- Poor condition of other rooms that includes soft floors from untreated wood with water and poor ventilation
- Mold test was recommended and conducted the day before. Results will come in a couple of days.
- Possible options that will be explored included gutting and remodeling current structure, bringing in a new trailer unit or build a new structure with a design like the one in Overlook. A structure is required by state law for us to have guest sites.

Discussion:

- *Site 434* – asked if structure needed if guest sites have sewer and water hookups. Answer was provided that they are still considered dependent sites since there is no requirement of a toilet included on the guest site.
- *Site 62* – was on the committee involved with the current structure that recommended a brick structure. This was voted down by the board.
- *Site 33* – encouraged member to please join the committee
- *Site 404* – encouraged members in Dells Village to get involved in the committee. Stated that even if we can repair the existing structure, it is still only a temporary solution. At some point, we will need a building.
- *Site 557* – our existing structure is considered an event trailer, often used at larger events like concerts.

Motion Passed: Unanimous

D. Assessments – Plodzien, Site 456

- Member was not able to attend but asked that no additional assessments are made.

VIII. Other Business - Members

- Site 149* – inquired about site cleanups. Same sites seem to violate this time and time again and can we hire someone to clean the sites.
- Site 152* – 30 writeups in Overlook alone...memberships in violation will be fined and sent invoices.

3. *Site 434* – reminder that our license says we are a campground and not condo association. Site expectations need to be accordingly.
4. *Site 404* – Rich and Eddie will review sites turned in. Those in extreme cases will be fined. Encouraged members to report eye sores.
5. *Site 68* – yes, we are not a subdivision, but still want the campground to look nice. Rules are in place.
6. *Site 169* – encouraged to make sure you get permission before cleaning another site
7. *Site 404* – recommended someone stop in office to get permission from member before cleaning site
8. *Site 68* – inquired about annual report. In the past, it was sent to members 30-60 days in advance of the annual meeting. Member is willing to work with Carol to get it reinstated in the future
9. *Site 557* – inquired if motions at annual meeting take effect immediately or the following year. Rules changes approved at the annual meeting take effect immediately.
10. *Site 142* –
Motion: “I would like to amend the following rule:

SECTION 2 – CAMPGROUNDS AND CAMPSITES
Swimming Pool

12. **Adult swim takes place daily from 4:00 – 6:00 p.m. Children under the age of 18 are not allowed in the main pool during these hours.**

Amend to say:

12. **Adult swim takes place daily from 4:00 – 6:00 p.m. Children under the age of 18 are not allowed in the main pool during these hours. If no adults are present during adult swim hours, children can remain in the main pool with adult supervision, but must vacate immediately when non-chaperoning adults arrive during adult swim hours. During adult swim, children will remain in the small pool area.**

Second: Site 434

Discussion

- *Site 168* – recommended friendly revision that required a supervising adult with the child.
- *Site 442* – expressed concern that not every member will remove their kids...who will be the gatekeeper...other members will have to ask them to remove their kids
- *Site 557* – shared that issues have come up in the past regarding this topic and this scenario can cause commotion. Unsupervised children will likely be in the pool during adult swim hours.
- *Site 68* – shared that pool is open 10-10 every day. 2 hours per day for adult swim is not asking a lot. Recommended it be kept the same.
- *Site 142* – countered that often the pool sits empty for 14 hours per week. Let’s use it.

****Quorum was lost with members leaving the meeting*** Motion will be addressed at the August meeting.**

- *Site 404* – sees lots of points on both sides and this will be brought up at the August meeting.
11. *Site 142* – swing set in Overlook is unsafe. Inquired if she could drum up money from neighbors to replace it and bring in new sand.

12. *Site 310* – Shared the activities committee is working on it and encouraged member to coordinate with her.
13. *Site 33* – Shared that she had brought in new things for the playground near her site in Dells Village
14. *Site 149* – inquired about maintenance of camp and who will maintain playground equipment.
15. *Site 417* – shared that the floor gets slippery in the pavilion when coming in from the pool. Asked is something could be put down (Board shared they will investigate it)
16. *Site 485* – shared that they are a veteran and expressed concerns about the misuse of the flag in camp such as not flying it at night. Member shared that tattered flags can be given to the office and he will take care of them properly.

Meeting adjourned