



**Board Meeting
June 18, 2022
Camp Delton Club Lodge**

Roll Call

In attendance: Audra Arndt, Roland Eisch, Heidi Helm, Corey Holland, Eddie Mallonen, Tammy Pfannerstill (Virtual), Brian Wachowiacz, Sue Whitaker
Excused: Rich Marshall

Approval of Minutes – May Meeting

Motion made by: Brian Wachowiacz

Motion 2nd by: Roland Eisch

Motion carried: All board members approved (7-0)

Treasurer's Report

Please contact the Treasurer or office for a copy of this report.

- Reserve accounts – no change since last month.
- Audit committee meeting Saturday, June 25, at 9 am at the lodge

Correspondence – Vice President

- **None**

Directors Reports

- **Personnel – Corey Holland**
 - Stable employment at the present time.
 - Previous employee Logan may return to help office with some limited hours.
 - Still working on the wireless connection in the maintenance building.

- **Insurance and Bylaws – Sue Whitaker**
 - The watercraft storage procedures are under review right now. Camp watercraft storage areas are not for long-term storage.
 - If no longer using watercraft, there is a wait list for those that wish to store their canoes. There are a lot of canoes in the waterfront storage that have moss and have not been used for years.
 - All watercraft are to be cleaned by Memorial Day weekend.
 - Site number must be clearly marked on boats and watercraft.
 - At next rules and regulations meeting, recommendation will be made that both ends of the canoe or kayak must be tied down on storage racks. During the winter, bottoms of canoes have been coming loose and hitting the racks.
 - Amending the rules to require that nothing can be stored on the ground (row boats, paddle boats, etc.). They must fit in a rack or be stored in another storage spots. Those that have been storing watercraft on the ground will be contacted and required to move them to a rented storage space.
 - Membership cleanup is going well. There are still a few that are not in compliance. Members may submit complaints, which will be reviewed by a board member. The Camp has located someone who will come in to clean up the sites and the member will be fined for the costs of cleaning the site.

- The date of the next Rules and Regulations Committee meeting is forthcoming.
- **Buildings and Grounds – Roland Eisch**
 - Purchased a pier section for \$500.
- **Membership – Heidi Helm**
 - Sold 4 sites this month. 4 memberships are currently for sale with 3 pending sales. An additional site was sold by the members themselves. Additionally, 8 changes in memberships have occurred where families have transferred their sites to other family members.
 - Please include telephone number when filling out complaint forms. Some of the phone numbers on file are not correct and Heidi reaches out to the member who submitted the complaint to ensure she is working on it as well as when it is resolved.
- **Activities – Tammy Pfannerstill**
 - Bike parade will take place July 2 with root beer floats for the kids. A paint and craft event will take place that weekend as well.
 - July 15-17 is a fishing derby facilitated by a member. Bingo will also be taking place with prizes, but not cash prizes.
 - Christmas in July is July 30 (campsite decorating, breakfast with Santa, etc).
 - Trick or Treat and site decorating contest for Halloween will take place Saturday, September 3 with a rain date of September 4.
- **Capital Improvements**
 - No report
- **Office Manager – Carol Rochester**
 - A thank you to member Clinton Smith for donating the computer table in the lodge.
 - Store sales have amounted to \$2,879 so far this season.
 - Currently have 8 members who have not paid dues.
 - 17 storage sites have not paid their storage fees, 4 of which have also not paid their membership dues. Per the last board meeting, June 19 was the deadline to pay storage fees or items would be removed.
 - Books are ready to go for the audit next Saturday, June 25.
 - Office staff have been working out well.
- **Grounds Manager – Vince Klitzman**
 - Keeping the camp trim and the pool up and running.
 - Began working on a drainage issue in Wilderness.

Old Business

- A. Progress Report Dells Restroom/Laundry Facility (Audra Arndt)
 - A meeting is taking place after the board meeting to approve moving forward (or not) with the architectural drawings.
 - President Eddie Mallonen encouraged members in Dells Village to attend a meeting if they have not already done so.
- B. Kiddy Pool Leak Update (Roland Eisch/Vince)
 - Pool company has not been able to make it to Camp to investigate via a camera to determine where it broke.
 - There is a leak somewhere beneath the kiddy pool. Repairs will not be able to be done until next year so the kiddy pool will be closed the remainder of this year. More information should be known by the next meeting.

- C. Waterfront Committee (Greg)
 - Waterfront Committee took place.
 - Prioritized list of projects and needs and awaiting funding to proceed. Dock is in process right now. Other projects include cleanup and addressing drainage issues.
 - Putting together activities. The Fishing Derby is the first. There will be no registration fee but will take donations. All ages can participate, but those over 16 or over require a fishing license.
 - Working with the Lakes Association and DNR to ensure we are complying.
 - President Eddie Mallonen stated that any budget for the committee would happen next year. Critical issues will be addressed by the board in the meantime.
- D. Timeclock for Work Issues (Corey Holland)
 - Frontier has come in who shared that the wi-fi unit we currently have will not reach the building. Looking to place a unit in a protected area of the pavilion. If this does not work, will need to look at a location in the lodge building accessible to all employees or pursue less desirable options including Bugtussel at around \$850 per year, US Cellular or trenching at a \$5,000 expense.
 - Corey can build a protective box for the pavilion.
 - Wi-fi connection down there would also allow more camera coverage.
 - Cost for the swipe clock is an additional \$50 per month, which was not budgeted. Any wireless costs were also not budgeted.
 - Suggestion was made to bypass the swipe clock and use a laptop or computer for employees to punch in and out.
 - Will reach out to Payroll Solutions to determine why we were not being charged a monthly fee for the previous time clock and if there is an option for online recording of time without a time clock.
- E. Water Drainage Issues (Eddie Mallonen)
 - President Eddie Mallonen shared that he now is in Camp all season and can observe areas of concern when storms occur.
 - Forms are available at the front desk to report drainage concerns.
 - The process includes membership letting the board know drainage issues in the Camp. The second part is an investigation to determine if this is an issue that occurs just when it is raining, or we have long-term standing water. If it is only when it is raining, is it causing an erosion issue. Once a problem is confirmed, a contractor will need to be secured to quote a price to fix it or if it can be corrected by the grounds crew. It is challenging to get contractors in to address this.
- F. Update on Removal of Trailer from Expelled Site 145 (Sue Whitaker)
 - Sue Whitaker shared that she has contacted numerous contracts to remove the trailer. There are a couple of potential leads for the removal.
 - Numerous efforts have been made to locate the expelled member with no luck. Attorney and Wisconsin Statutes allow us to get rid of it.

New Business

- A. Motion to Expel Unpaid Membership (Eddie Mallonen)

Motion (Audra Arndt): “Move to expel the listed sites with the exception of the one that has already been expelled for non-payment membership dues, which in according to the rules were due on April 15. Membership has until June 15 (60 days) to pay those late dues. Expulsion policy is read into the minutes and included below”

“Section 7 – Membership Expulsion Policy. The Board of Directors may expel a membership based on the following two conditions: (updated 9-18-21) a) Nonpayment of Debt. All membership dues, assessments, and fees are due to Camp Delton Club, Inc. no later than April 15 of each year. If a member’s debt is not current by April 15, the membership may be locked out until all Debt is paid in full. A \$25 late fee will be incurred

starting April 16, and continuing monthly, until all debt is paid in full. If the debt is not paid within 60 days, June 15, the membership may be expelled by a 2/3 (two thirds) vote of the Board of Directors at the next scheduled board meeting. Written notice of their expulsion will then be sent by certified mail to the member(s), from the Camp Delton Club's attorney. b) Noncompliance Behavior Expulsion. The following may be included, but not limited to behavior that will not be tolerated at Camp Delton Club: 1) Intentional Damage: Any member that intentionally damages another member's property or Camp Delton Club property could lead to a fine, possible expulsion or criminal charges. 2) Physical Abuse or Assault: Physical abuse or assault may be grounds for immediate expulsion. The victim and or management will have the right to involve the police and press charges, if necessary. 3) Conduct Unbecoming: Rudeness or insulting behavior to any member or employee may include conduct that infringes or limits the rights of other members to enjoy club facilities or activities. Additionally, any actions to harm the reputation of the club, verbally or written, including all forms of social media will also not be tolerated. 4) Harassment: Actions that threaten a person's body, physical safety, mental well-being, or the safety or well-being of his/her family. 5) Verbal Abuse: Loud, vile, crude, demeaning, bigoted or otherwise offensive language or implied threats, however communicated will not be tolerated. c) The complete expulsion process can be found in the Camp Rules and Regulations, Section 1: Membership – Expulsion Process.”

Second: Sue Whitaker

Discussion:

- Covers 7 memberships plus one that was previously expelled. Specific names and site numbers will not be revealed publicly but are included on a list provided to each board member.
- A closed-door meeting will take place after the regular meeting to go over details of the 7 sites.
- Letter will be sent with a last-ditch chance for payment as a courtesy.

Motion carried: All board members approved (7-0)

B. Removal of Canoes and Kayaks from Unpaid Rental Spaces (Eddie Mallonen)

- This was touched on previously.
- Covers canoes and kayaks on racks that have not paid their rental fees, 17 total including boat storage.
- Canoes and kayaks can easily be removed. Boats are more complicated and would have to be impounded by sheriff's department.
- This serves as a notice to affected members who will receive additional outreach as a last-ditch effort. If not rectified, will have the sheriff's department haul them out and we have nothing more to do with it. Members would then have to work with the sheriff's department to get their watercraft back. Canoes and kayaks will be stored in the building up front.
- Issue was discussed about a previous Office Manager allowing boats to have dry storage on the waterfront without board knowledge or approval. Recommendation was made to add it to the bylaws that this cannot happen without board approval. This will be discussed in the next agenda item.

C. Watercraft Storage Rules Review (Sue Whitaker)

- Details were discussed previously, but plan to update the rules after the next Rules and Regulations Committee meeting that no watercraft may be stored on the ground in the beach area. If it cannot be put on a storage rack (canoe rack), then they must rent a boat storage spot.

- The members with the row boats and paddle boats are paying storage and they were told they could store them there if they paid storage. A rule change is required to get them out of there. They will have the option to rent a dock storage spot or move to another boat storage spot.
- D. Vote to Approve Funds for Dells Bathroom Architectural Drawings (Audra Arndt)

Motion (Audra Arndt): “Motion to approve funds for the Dells restroom architectural drawings not to exceed \$5,000 pending the committee review following this meeting for a recommendation from the committee to move forward with said drawings”

Second: Corey Holland

Discussion

- Funding source likely is the professional fees reserve.
- Estimated cost is \$3,700 plus around \$550 in fees from the lowest bidder. Other bids were over \$10,000. Lowest bidder is local with lower overhead.
- Estimated timeframe to complete drawings is sometime yet this summer.
- Need drawings for the construction process.
- Board will approve this expenditure pending the committee recommendation.

Motion carried: All board members approved (7-0)

- E. Motion or Motions to Create Additional Reserve Funds (Audra Arndt)

Motion (Audra Arndt): “Motion to approve the creation or reinstatement of additional reserve funds for pool repairs and/or replacement, waterfront and restroom replacement/repairs”

Second: Brian Wachowiacz

Discussion

- Question raised as to what reserves they are under now. There may have been some before, but right now they fall within general camp maintenance and improvements.
- Current pool came out of an assessment and one-time charge.
- Reserves are important to cushion a large expenditure and assessment in the future.
- Waterfront would include repairs and improvements. The Waterfront Committee has a list.
- Funds will be established and be taken up at the Budget Committee meeting this fall.

Motion carried: All board members approved (7-0)

- F. Member Site Cleanup (Sue Whitaker)

- Reminder that all sites must be cleaned up by the second weekend in June. Fill out a form if you feel another site is not in compliance and a board member will investigate. Last year we fined 14 members the cost to clean their sites, which was billed to the member in addition to the fines.
- Form must be filled out for board members to investigate
- Contractor has been identified to clean up sites.
- Recommendation made for Rules and Regulations committee to address “blighted” properties, those that are in complete disrepair and overgrown. These sites are beyond simple cleanup. This would need to be addressed by the attorney. We need a way to remove items from a site if not in compliance.

- Site 149 – used to have a monthly fee for non-compliance.
- Recommendation made to include fining in the off-season.
- G. Update on Election Process (Eddie Mallonen)
 - Election is usually coordinated by the Vice President. Since the Vice President is up for re-election, it is normally conducted by the President. Since he was delayed in being able to return to Camp, it was passed along to the Rules and Regulations Director, Sue Whitaker.
 - Ballots have been sent out. Counting will take place the Friday before the Annual Membership Meeting at the lodge. Results will be announced at the Annual Membership Meeting on July 16.
 - Expelled memberships are not eligible to vote.

Audience to members

1. *Site 149* – Inquired why we are looking at Bugtussel versus getting a line installed by Frontier. Answer: Existing Frontier line is for phone and the timeclock requires an ethernet. Need to explore if a phoneline is possible with punching time online via a computer.
2. *Site 165* – Shared that she was able to submit time at the company she worked for via her iPhone via an app. Answer: Concern is that an employee could then punch in and out from home. This option will be explored with Payroll Solutions.
3. *Site 539* – Suggested getting a phone that would stay on site to use for time clocking. Answer: Another option to explore, although it would rule out security cameras.
4. *Site 539* – Also expressed concern that many people allow dogs off the leash at the lakefront and wanted clarification of the rules governing dogs at the lakefront. Answer: If it is on camp property, rules would apply. A complaint would need to be filed.
5. *Site 30* – Asked if the board has considered a reserve fund study of needs in the future. Answer: Not aware of this occurring. Questions of the effectiveness of this were addressed. Member will send information for camp to conduct one on their own.
6. *Site 30* – Recommended list of contractors get updated. Names on the list are contacted to see if they still have an interest to do work in camp. If not, cross the names off. Answer: If we get three complaints from a member about a contractor, they are removed from the list. Members should report contractors who do not respond.
7. *Site 149* – Asked about the structures we received from the DNR years ago to help with the drainage issues and could additional ones be used to address other drainage issues. Answer: They were used to limit the amount of silt and sand that goes into the lake. They are not used within the camp.
8. *Site 539* – Shared that other grants may be available that could address some of the issues.
9. *Site 539* – Recommended looking at a drain and downspout to address drainage flow over hill in Overlook. Extend the pipe that comes out of the hill farther out. Answer: Board will investigate it, but issue involves a more complex issue of the roads.
10. *Carol* – Shared that member “Mayor” Bill has been quite ill and is in the VA hospital. She has a card at the lodge for anyone to sign.
11. *Site 539* – Regarding the list of projects on the Waterfront Committee, asked about the approval process for emergency funding needs. Answer: Bring it to the board to address even outside of regular meeting dates for immediate needs.

**President Eddie Mallonen shared that the next meeting is the Annual Membership Meeting taking place on July 16 at 9 AM. A very brief regular board meeting will follow the Annual Membership Meeting to address any issues needing to be addressed as a board as we are not technically meeting as a board during the Annual Membership meeting. Encouraged attendance. Only one member per site can vote at the Annual Membership Meeting. There

will be no Zoom link for the Annual Meeting per rules. Agenda items need to be submitted 10 days in advance and the agenda will go out one week in advance.

Motion to adjourn (Brian Wachowiacz): Second (Heidi Helm). All in favor.

Next meeting is July 16, 2022. Annual Membership Meeting at 9 AM with a brief regular board meeting to follow. Location will be the pavilion or lodge.

ATTENDEES

site #030	SMITH, CLINTON & KERRI - #30
site #033	ZICK, MARK & ARNDT, AUDRA - #033
site #050	MOORE, TIM & LINDA - #050
site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
site #077	WACHOWIACZ, BRIAN & CONNIE - #077
site #078	STEWART, CRAIG & DIANE - #078
site #079	YOKERS, DENNIS & VICKI - #079
site #083	BEACH, TERRELL - #083
site #087	HOLLAND, COREY & TERRI - #087
site #117	HERMAN, EUGENE & BEA - #117
site #118	HELM, RICK & HEIDI - #118
site #119	HELM RICK & HEIDI - #119
site #149	DISTERHAFT, JULIE & RANDY - #149
site #152	WHITAKER ADRIAN & SUSAN - #152
site #165	SMITH, JOHN & DOROTHEA - #165
site #173	SHEATS, RICHARD & ANITA - #173
site #174	SHEATS, RICHARD & ANITA - #174
site #301	JOHNSON, ERNEST & LEE ANN - #301
site #310	PFANNERSTILL, TAMMY & NATE - #310
site #404	MALLONEN, EDDIE & TINA - #404
site #417	KRASEMANN, RAYMOND & TRACY - #417
site #434	EISCH, ROLAND/DALSOREN, BEN - #434
site #535	Mc CLELLAN GARY & CAROL - #535
site #539	VAN TASSELL, GREG & ERIN - #539