



**Board Meeting
August 20, 2022
Camp Delton Club Lodge**

Moment of Silence: For two long term and active members of the Camp, the Bill “The Mayor” at Site 5 of Dells Village and Mario at Site 412.

Roll Call

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

Approval of Minutes – June Meeting

Motion: Rich Marshall, Second: Roland Eisch – Passed 7-0

Approval of Minutes – July Meeting

Motion: Rich Marshall, Second: Roland Eisch – Passed 7-0

Treasurer’s Report

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

- Expenses have risen due to unexpected inflation
- Camp experienced a 3% increase in insurance costs; janitorial, accounting fees, office, propane and vehicle fuel costs are all up
- A Budget Committee meeting will take place after the board member to determine the 2023 operating budget and annual dues

Correspondence – Vice President

- Received a letter from the company who leases the land where the cell phone tower sits. This will be discussed more in new business

Directors Reports

- **Personnel – Corey Holland**
 - The Grounds Crew is short one person due to a resignation.
 - The Grounds Manager is approaching retirement and the Camp needs an understudy to train and eventually take over.
- **Insurance and Bylaws – Sue Whitaker**
 - A committee meeting will be scheduled before she leaves for the season. She has been busy with sales and apologized for the delay in it
 - A requirement to tie canoes and kayaks down on both sides will be included on the agenda.
- **Buildings and Grounds – Roland Eisch**
 - Member has requested split rail fencing that will cost approximately \$500 for over 100 feet, which has been deemed a dangerous area on a corner that has a steep drop off over the hill. Original fence was rotten and removed and there was a promise that it would be replaced by the Camp. A discussion ensued as to whether the Camp or members are responsible for fence replacements. Retaining walls are another issue to prevent erosion. Recommendation was

made to capture where all split rail fences throughout Camp. This will be explored more, and costs would come out of Camp Maintenance funds.

- Maintenance is needed in the boat storage by the Grounds Building to fill in dips and erosion that has happened. This would require the boats in the area to be temporarily pulled out/moved. Affected members will be contacted to gain permission to move the boats.
 - Question was raised about the status and use probable use of the leaf vac for this fall. The leaf vac is still in need of repair and will likely not be available for the fall.
 - A security system was purchased to be used by the dumpsters and will be installed.
 - Signs will be placed at the beach areas stating that it is private property of Camp Delton Club.
 - Exploring pricing to purchase signs that display the name of each village as one enters it
- **Membership – Heidi Helm**
 - There have been no complaints in three weeks. Credits the email sent by Carol with reminders.
 - 3 memberships have been sold with three other sales pending. 3 additional are currently for sale.
 - **Activities – Eddie Mallonen (for Tammy)**
 - A community sale will take place next Saturday. Members may bring their own tables or rent them for \$5 each.
 - Labor Day weekend activities – trick or treat Saturday with a band to follow from 6-8 PM in the pavilion
 - **Capital Improvements**
 - No report
 - **Office Manager – Carol Rochester**
 - Commended amazing office team of Anna, Logan, and Gail
 - Store sales has generated \$9,363 for the year so far, which is a bit down. Need to replenish stock of shirts for purchase.
 - **Grounds Manager – Vince Klitzman**
 - Pool upkeep has been going well
 - Clean up continues along the lake
 - Lots of firewood is available
 - Rectified sewer smell in Wilderness

Old Business

- A. Progress Report on Dells Restroom/Laundry Facility (Audra Arndt)
 - Member Tim Moore has taken over as lead with architect
 - Architect was hired and a preliminary drawing will be reviewed by committee for approval before moving forward
- B. Kiddie Pool Leak Update (Roland Eisch/Vince)
 - The location of the leak was identified and proxied. It is still leaking, and the kiddie pool will not reopen this year.
- C. Timeclock/Wi-Fi for Workshop (Corey Holland)
 - An Android device is an option for the online time punching system. Apple products are not compatible.
 - Working with the accountant and will be implemented by the end of the season.
- D. Water Drainage Issues (Eddie Mallonen)
 - Looking into installing a catch basin at the bottom of the hill from the lodge down to Overlook to address drainage issues. Also looking at a trench by the guest site at the bottom of the hill to funnel water into the woods. This will be a great expense and recommendation was made to contact highway and funnel through easement.
- E. Motion to Reinstate Fully Paid Expelled Members (Sue Whitaker)

Motion (Sue Whitaker): In accordance with Camp Delton By laws, Article III, section 7 and the camp Rules and Regulations, Expulsion Process, the 4 memberships, #19, #47 #166 and #503, expelled at the June 18 2022 Board of Directors Meeting have paid in full all dues, fines, assessments and fees and have requested reinstatement to the Camp. I would like to make a motion to reinstate the 4 members previously expelled.

Second: Heidi Helm

Discussion:

- Inquiry is all money has cleared the bank.
- Two memberships were sold – those would not have to be reinstated
- Recommendation was made to revise bylaws to state that if expulsion happened three times, they are no longer eligible for reinstatement. Current process is working, and all expenses and fees are recovered by the Camp
- Reminder was provided that monthly payments are an option for annual dues

Motion amended to only reinstate #47 and #503 as the memberships at sites 19 and 166 have since sold their memberships and do not need to be reinstated.

Vote: Approved 7-0

F. Removal of Canoes/Kayaks from Unpaid Rental Spaces (Eddie Mallonen/Carol)

- Nothing exists on rental spaces of unpaid members
- Unpaid members will be notified that they have lost their rental spot and spots will be filled by members on the waiting list.
- Concern was made about numerous canoes that have not been moved for years on paid rental spaces. Recommendation was made to increase fees in rental spaces to accommodate supply and demand issues. There is a long waitlist.

G. Watercraft Storage Rules Review (Sue Whitaker)

- Committee will discuss
- Owners of the jet ski and trailer were contacted to remove from lakefront
- Rowboats are for sale for \$50 each

New Business

A. Rule Change Allowing Members to Be Employed by CDC

Motion (Sue Whitaker): Change rule to allow membership to work in the grounds crew and office.

Second: Roland Eisch

Discussion

- Prohibition came because of a previous office employee who shared confidential information and another who rigged a raffle drawing to ensure a family member won
- There has been a struggle to locate reliable employees outside of the Camp. There is interest to work in Camp by many members.
- Employment screening would go through the same process as outside employees including criminal background check.
- Office and other work areas are under surveillance and surveillance video is not accessible/able to be modified by employees.
- Clear processes need to be in place to ensure members operate as employees and not members while working for the camp.
- MBE will be asked if this is ok on their end.

Motion tabled until next meeting

B. Tower Buyout Option/Possible Referendum (Eddie Mallonen)

- Lease for cell tower on Camp land is through SBA with a sublease through Primeco.
- SBA has made an offer to buyout lease agreement for \$370,000 and Camp would then be required to offer a non-revokable permanent easement with no control over the use of the land.
- Original contract started in 1997. Revenue started at \$8,000 with a 4% increase annually. Original contract of 20 years was extended an additional 65 years (end in 2086). At current agreement, total revenue would be \$6,486,622.
- Contract allows SBA to cancel the agreement at any time and remove tower on site.
- Unclear what the company intends to do with the land in the future. There is no obligation to share with us.
- Concerns were addressed about giving up permanent rights to this land.

Motion (Sue Whitaker): Review proposal with attorney and MBE accountant.

Second: Brian Wachowiacz

Discussion

- A membership referendum would be needed, and we will need to offer forums for members
- Information will need to be gathered before going to membership to explore pros and cons
- Copy of document will be made available to membership
- Need to look more into this before moving forward

Vote: Passed 7-0

Audience to members

1. *Announcement of 2022-2023 Board Roles*
 - a. *President: Brian Wachowiacz*
 - b. *Vice President: Joe Gambino*
 - c. *Secretary: Tammy Pfannerstill*
 - d. *Treasurer: Audra Arndt*
 - e. *Personnel: Corey Holland*
 - f. *Insurance and Bylaws: Sue Whitaker*
 - g. *Buildings and Grounds: Roland Eisch*
 - h. *Membership: Heidi Helm*
 - i. *Activities: Eddie Mallonen*

Appreciation offered to Rich Marshall for the many years of service in numerous roles over the years on the board.

2. *Site 149* – Encouraged limited hours that members work in the office including filling in for sick employees. Also inquired why the restroom in the lodge is closed (answer: Pipe is rotted and barnacled and plugged. Need to redcut through cinder block walls. Notification will be sent out to members. Restrooms in the basement are available 24/7. Sink is ok to use)
3. *Site 548*– Encouraged the consideration of advertising land where the tower rests to other potential vendors.
4. *Site 417* – Reminder to other members to not come onto property and peak in (answer: will include a reminder in the newsletter)
5. *Site 30* – Employee issues happen every year. Also encouraged looking into people who seek seasonal employment with the ability to camp on site (answer: Camp has investigated this agreement before. Size of campers brought in, inability to get someone for multiple seasons and loss of revenue for guest sites were all concerns)

Motion to adjourn (Brian Wachowiacz): Second (Corey Holland). All in favor.

Next meeting is September 17, 2022, at 9:00 AM in the lodge and virtual

ATTENDEES:

site #008	JASINSKI, THOMAS, JEFFREY & MEGAN
site #012	KUNTZ, PETER & REBECCA - #012
site #028	JASINSKI, THOMAS, JEFFREY & MEGAN - #028
site #030	SMITH, CLINTON & KERRI - #30
site #033	ZICK, MARK & ARNDT, AUDRA - #033
site #040	MARSHALL, RICHARD & JAHNKE, STEVEN-VIA ZOOM
site #050	MOORE, TIM & LINDA - #050
site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
site #077	WACHOWIACZ, BRIAN & CONNIE - #077
site #087	HOLLAND, COREY & TERRI - #087
site #118	HELM, RICK & HEIDI - #118
site #119	HELM RICK & HEIDI - #119
site #133	GOLLA, MICHEAL & CRYSTAL - #133
site #145	HETZEL, DANIEL, CHRISTINA, FIONA
site #149	DISTERHAFT, JULIE & RANDY - #149
site #152	WHITAKER ADRIAN & SUSAN - #152
site #169	BERZILL, MARK SR & WIKEL LINDSAY-#169
site #301	JOHNSON, ERNEST & LEE ANN - #301
site #310	PFANNERSTILL, TAMMY & NATE - VIA ZOOM
site #404	MALLONEN, EDDIE & TINA - #404
site #412	PROVENZA, DARLENE - #412
site #417	KRASEMANN, RAYMOND & TRACY - #417
site #434	EISCH, ROLAND/DALSOREN, BEN - #434
site #492	MAWBAY, JOHN - #492 VIA ZOOM
site #493	NUDI, CINDY& SIMAS & HIEGERT - #493
site #541	GAMBINO, GIORGIO, ROSE & JOE - #541
site #547	GAMBINO, JOSEPH & JULIA - #547
site #548	GAMBINO, JOSEPH S & JULIE - #548