



**Annual Meeting
July 16, 2022
Camp Delton Club Lodge**

I. Call to Order

President, Eddie Mallonen

II. President's Annual Statement

President, Eddie Mallonen

Thank you to staff for keeping things going. Touched on increased expenses, finding staff and contractors. Reminder of members and guests to follow rules and regulations. Thank you to the board. All have a part to play in keeping the club the happy place it is.

III. Treasurer's Report

Treasurer, Audra Arndt

A copy of the treasurer report can be requested from the office manager

Quorum declared

President, Eddie Mallonen

Required 10% of membership in attendance or 34 members
35 member sites represented

IV. Correspondence

Vice President, Brian Wachowiacz

No correspondence

V. Sales Update

Membership Director, Heidi Helm

4 memberships for sale, 3 more to be listed pending contracts

VI. Approval of 2021 Annual Minutes

Secretary, Rich Marshall

(presented after reports until quorum declared)

Motion made by: Julie Disterhaft, Site 149

Motion 2nd by: Michelle Mallonen, Site 405

Discussion: Julie Disterhaft, Site 149 – requested more detail in minutes. Others noted that the minutes had much more detail than prior years

Vote:

Yays: 35

Nays: 0

Abstains: 0

Motion Passes, minutes approved

VII. New Business:

A. Election Results

President, Eddie Mallonen

Brian and Roland were reelected to the board. Joe Gambino was also reelected from prior years ago.

Valid electronic ballots: 82

Total electronic ballots received: 83

One ballot was disqualified because member voted twice

Valid paper ballots: 29

Total paper ballots received: 30

One ballot rejected because person used a nomination and not a ballot

B. Disterhaft Site 149/Pfotenhauer Site 68, Dells Bathroom Update

Thanked Eddie for everything he has done for the board. Thanked the committee for all the work on the Dells Bathroom.

Audra made a motion last year to move forward with a referendum regarding the Dells Restroom: "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."

Barb Ceranowski Seconded

Discussion from prior year motion

- 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 to facilitate for the entire camp.

Sally thanked Vicky and Dennis for the hard work they did for power washing the deck and ramp and stairs for that bathroom.

Julie Disterhaft, site 149

In reviewing the interior of the restrooms, it was determined that repairs could be made to significantly extend the life of the facility for a period of 5-10 years. The repairs look very nice and we want to thank Vince who completed the repairs over the winter season. The committee also evaluated options for bringing in another short-term building as a replacement; however, after contacting several different companies that claimed to provide such options, no one responded to our requests. Although the committee wasn't able to obtain an actual cost, it was estimated based on the cost of a new park model, that the cost of a facility would be over \$100K. This option has been determined to be no longer viable. The third option to build a similar structure in size to the overlook bathroom is being pursued as a long-term solution. This design should also accommodate the facility being used as a storm shelter. The architects have provided proposals to provide professional drawings that can be used for contractors to provide quotations to construct a new building. The committee met in June and chose an architect and will move forward with that architect to draft the design. The board approved a not to exceed \$5K motion in June to move forward with the expense out of professional fees reserve. When the drawings are complete, the committee will review the drawings and determine the next steps. Due to repairs that were made to the current facility, we may be able to hold off with the new building for a few years, but will have plans ready when we want to move forward. The end goal is to save money annually through our budget process to utilize as much money as we can through the Camp Maintenance and Improvement reserve savings account to avoid large financing costs and provide a functional facility for our members and guests. A reserve account specifically for restroom replacement and repair has been created and will be funded with the next budget cycle. There will need to be continued maintenance on the current building to continue its life including maintaining the deck, so we will also need to put aside a small amount of money to do that. The amount to be spent on maintenance should be significantly less than the amount we would pay in interest if we move forward with a new building before we can fund the majority of the cost through reserve savings. Thank you to the committee for the dedication to the long-term needs of our camp.

Comment by Ceranowki, site 557 – she would also like for members to thank Cheryl who did the mold removal in the bathroom which was a very extensive job

C. Jessica Baase, site 423 – change the hours of adult swim

Baase, site 423 made the following motion: Keep the adult swim hours the same amount of hours as two hours, but changing it to 5-7.

The reason for the motion is because there are more families here and it would be a more convenient time for everyone.

Second: Herholdt, Site 25

Discussion:

Site 68 – We would have to change all of the signs regarding the hours, so what is the advantage

Site 423 – Because 5-7 is dinner time, it would be more convenient for the families

Site 79 - Wondering if we could compromise and leave the current adult swim time at 4-6 on Monday, Tuesday, Wednesday, Thursday and have no adult swim on the weekend (Friday, Saturday, Sunday).

Eddie commented: This would be an amendment to the motion. Person who made the original motion would need to make the amendment.

Site 133 – There are adults that come up on the weekend and want to enjoy the pool even though it may be more important for the families to enjoy it.

Site 68 – Sally Pfothenauer – This rule has been this way for a very long time. This club is made up of members. All of you. You are taking away our swim time. We only get two hours out of the twelve hour day of having the pool open. That is not a lot to ask for those that want to go there every day to not be splashed on with kids or thrown at with balls. She has been in there with kids and parents don't control them that much. Adults want to get some sunshine time and the sun goes down. As adults we want some vitamin D and we don't get enough of it. We already have it from 4-6. That is a good time for adult swim. Kids can go home and eat supper and come back at 5 after 6 and go swimming. She said not to change it.

Site 133 – Need to add the fact that she thinks its fine that you change the time for adult swim time is reasonable, but having adult swim time all the time is reasonable.

Vote:

Yays: 8

Nays: 23

Abstains: 4

Motion Fails

D. Julie Disterhaft, site 149 formation of a site clean up committee

She was going to ask for this clean up committee, but since it is a conflict of interest she withdrew her request for motion.

VIII Other Business

Site 25 - Wanted to make a different motion with regard to adult swim time.

Eddie indicated we can't do that. For the record, it is the sort of things that doesn't have to come up at an annual meeting, there are other ways to handle it.

She shared her suggestion: If she and her child were the only ones at that pool at 4PM, do they still have to get out of the pool. If there is another adult that comes, she can take her child out.

Site 77 Brian – Had the discussion at the annual meeting prior year and the issue that came up is that year is that no one wants to be the bad guy. She would take her child out if anyone else came, but there are other members or guests of members that wouldn't leave so willingly and we don't need to put our staff in that kind of position.

Site 68 – Thought Sue had put in the rules that if there were no adults in the pool, did that go through?

Site 77 Brian – No that didn't happen. It was brought up, but we couldn't vote on it because we lost quorum.

Site 133 – What are the procedures when you turn a slip of paper in. He has had water running into my driveway now for 10 years since we had the sewer done. He wants to get a driveway put in and they are like 10K. I keep putting these slips in and when I go look in folder, there are no slips in there. There were never copies and he wasn't sure what all the rules were for that. He is noticing trees getting trimmed all the way up to site 132 where the neighbor has a tree limb growing on her trailer. They trimmed so many trees further down that didn't really need it. So was wondering the procedures when you turn a slip in to know how its ever going to get taken care of. Now it is getting to the point where he has to get his insurance involved. All you see in his yard are branches daily, so at this point every time a branch falls, he has to let his insurance know. He put those trees in himself with his father in 1980. He has been there 47 years. He can't trim them himself, he put the form in asking them to be trimmed. There is no slip

of paper in his paperwork. Now he is finding out there is a procedure that hasn't been done this whole time. He doesn't get any TV anymore. Why did they trim trees that didn't need to be trimmed instead of trimming this one that is on a trailer instead of saying this person put a sheet of paperwork in and they didn't. Then when he did put a slip in, somehow that paperwork is missing too. So that's when he had to notify his insurance saying he did everything he could so if a branch falls on his trailer, he is not liable. He wants to know what the procedures are for turning in the piece of paper so work gets done and that he receives an answer. Either it can't be done, it can be done, you're working on it. And what is being done about the road?

Eddie responding: With the road, we have two spots with overlook that we know we can solve about 80% of the water issues if we can get a company to come in here and tell us what it is going to cost and get them signed up to do it. Vince has been calling and Eddie has been calling three different companies and it is difficult to get an excavating company to respond. We have a member that he believes owns a paving company, but its not paving that we need, it is actual excavating and a drain system put in.

Site 133 – When they put the new sewer in at least down by overlook, they said they just put a road in instead of really doing it right and that's the problem. He wants to keep his site in camp Delton looking good and put a new driveway in, but for 10K to have it be flooded with water, doesn't make sense. And its not due to any fault of my own. That was a road done by Camp Delton that was done improperly and that affects me.

Eddie responding: With regard to the drainage issue, we are trying. He does want to address the tree issue. Was there a work request turned in for the tree he wanted trimmed.

Site 133 – He has turned in work requests in the past and for other things too and they weren't in his file. Then when he came up and saw them trimming trees, he asked the tree trimmer if he could trim the tree at his neighbor, and they said he had to ask someone else. When he went to go ask someone else, they said there was no money in the budget. They trimmed the tree that didn't needed it instead of one that really did. I guess we will just wait until next year to see what happens and he will be more diligent about turning in stuff and making sure it gets done.

Eddie responding: Asking him to speak briefly with he and Vince. He is paying out of pocket for the tree company to take care of two trees on his property, they can speak to the tree company to get someone to look at it. He had an add a room built and the trees are affected.

Site 557 – In our rules in regulations, under complaints or violations, #2 it clearly reads, if a member issues a complaint about a camp issue a) you gather the facts about the problem and or complaint, the board member will discuss the problem as soon as possible based on the severity, the board will respond to the member within 14 days of the complaint to either let them know of the resolution of the problem or to tell them what they are going to do about the problem. So, there is a rule if you hand in a written request/complaint that the board will respond.

Eddie responding: He believes that is addressing complaints and not work orders. He has been turning in work orders.

Site 117 – She would like to see the trees trimmed way back going to the garbage. One of these times, someone is going to get hit head on because you can not see around the trees.

Eddie and Roland responding: They agree with her and let's make sure that's on the list for their next visit.

Site 548 – In the president's statement Eddie mentioned that people are past due in payments and it is a very high number, higher than we have seen in a long time, and that if you need to talk to Carol about a payment plan... but do we have actual facts on the numbers and what is the plan if they don't pay? How many sites, what if they don't pay for 6mo or 1 year?

Eddie responding: We do have three sites currently up for financial expulsion. We work with an attorney who has served them 30-day notice to remove their property from the camp. Payment in full is due by 4.15. This year there were 50 sites that didn't pay their dues. Now most of those paid as soon as they came to camp with late fees. If you don't pay by 4.15 late fees accrue every month. So, a lot of people wait and show up with a check on Memorial Day weekend and pay it in full along with the late fees. This year we have had more of that than we have seen in quite some time and we haven't had three financial expulsions as far back as he could remember. There is a fourth expulsion that carried over from prior year because we could not locate the member and the investigative process to locate the member was so exhaustive that it took newspaper postings and a private investigator. All of that expense is offset by the sale of the membership. The camp will get its money back in these processes. When the membership is sold or if the member does come back and pay in full, they pay all the fees associated including attorney's fees.

Site 133 – What happens to the personal property or trailer? How do we sell their property or does it go into storage?

Eddie responding: We are not allowed to sell their property; they are given 30 days to remove their property. If it is not removed, we can move it offsite into storage.

Someone asks, if anyone who is a member here can't take their property.

Eddie responding: Absolutely not. Neither the camp nor any member in the camp can help themselves to the property that is left behind by an unpaid membership. By law, we cannot claim it and resell it. So, for example the year long expulsion that we went through, rather than risk the legal ramifications from profiting off the sale of the trailer, we actually had a company come and remove the trailer from our land. We as a member owned club, collectively own the camp, but we don't own anything on it. We don't own the trailers; we don't own the sheds or the items inside the trailer or the sheds. By law we cannot take possession of them and resell them. We can only with the permission of the membership. IF there is a site, and you know they haven't paid, please don't help yourself to anything on the site. If the member were to come back for it, the club would be responsible for it and we would conduct an investigation and the person responsible would face legal ramifications of theft of personal property.

Site 149 – This trailer that was in question was going to be thrown away.

Site 133 – No it wasn't, it was purchased and the contents were purchased by a gentleman that is going to be fixing it up and his family is going to be living in it. We know the guy.

Site 149 – Thought it was going to be thrown away and people were told that they could look at it and see if there is anything they wanted.

Eddie responded: Are we talking about the year long expulsion: yes. That was a different situation. At the advice of our attorney, we went through an exhaustive process that allowed us to dispose of the personal property. We rarely run into this. We don't have a person disappear. We were only allowed to sell the trailer after an exhaustive trailer. We gave the trailer away for the cost of hauling it off the site. There was no title to the trailer. So that brings up a point, if you don't know where the title to your trailer is, he suggests you get one. We run into people not having their title in the sales process all of the time.

Site 539 – People are asking him about the nature trails through camp and addressing the poison ivy that is growing over the trails. Is that something we can work on? I don't know if people have been cutting it or if there is something that can be sprayed that won't kill everything else.

Eddie asked for Vince's input: a person needs to fill out a work order and tell us where it is at

Site 539 – The trail from the wilderness all the way down, he has received complaints that there is a lot of poison ivy.

Roland commented that he has been walking through there and hasn't gotten anything.

Eddie clarification: When he says wilderness, is he talking about from the lodge?

Site 539 – From the Wilderness parking lot from the bottom of the steps to the lake.

Eddie responded: We will take a look at it to verify it is poison ivy before we address it.

Site 79 – Wanted to thank Greg and Vince and everyone else working on the waterfront down there. It looks great. You can get to your boat without getting soaked.

Eddie responded: Barb and Marty Ceranowski provided the use of their pontoon to accomplish a lot of what had to get done down there.

Someone else commented that grounds staff and Greg did a fantastic job down there. It looks so good.

Site 423 – Is there anyway that people can pay their amount of the assessment that is owed and get the principal down on the loan?

Eddie responded site 404 – We have had this discussion many times. He would like to write one check and be done with it. The problem that we run into is that there are so many issues in play. If suddenly we have a third of the members pay the amount, and ½ of that third put their trailer up for sale, how do we keep track of that?

Audra responded: Don't even know how you would figure out what an individual would be responsible for. It all depends on many variables. And we have to refinance next year because every five years we have to refinance a commercial loan, so we don't even know how many years are left to pay.

Eddie responded: When he last asked, the payoff year would be 2031. Were paying in excess of what we know. Each year, that date gets closer.

Audra responded: The loan is estimated with the interest accruing to be paid off in 10 years. I am not a big proponent of debt. I want to save. Like the Dells restroom, I want to have over 100K saved so we don't take out a loan. Financially and how it is tracked, we would have to pay an outside accountant several thousand dollars to track. It would be very hard to facilitate.

Eddie responded: The financing mechanism through the assessment was part of the original referendum for the project.

Roland responded: The year after it the project was completed; it was brought up that it would cost each member around 4K and the member voted it down.

Site 68- When we set it up, she thought it was set up to never get an assessment over time. After that she thought this would be set up with the bank to go on forever.

Audra commented and Eddie agreed: That is not in the referendum anywhere that the \$380 assessment would go on forever.

Eddie commented: There is a misconception that the \$380 assessment would go on forever. It was proposed by Mark Havel. It is not legal for us to continue to collect an assessment after the loan is paid off. It would be non-designated funds.

Audra commented: There are also tax ramifications, because the assessment is not taxable because it was used for something above and beyond an operating budget. And the dues are taxable.

Eddie commented: That assessment will go away. What we should be doing and what Audra has been diligently doing is to set money aside during the budgeting process like with the Dells restroom so that when it is time to pull the trigger on the bathroom, we don't have to do another assessment. Were setting aside the reserve funds.

Site 70 – Can you pay your assessment in advance like two or three years.

Audra commented: You can pay yours in advance. It will not reduce the amount you have to pay. We can credit that through the invoice process so it is accounted for in the correct year. It would not reduce it; you would still pay the \$380. That is an option with cashflow, but still difficult to manage.

Carol commented: It could be done through a credit memo. Quick books would allow that.

Eddie commented: It wouldn't benefit a person individually, but it would benefit the camp to pay less interest. If you want to proceed with that talk to Carol.

Site 68 – There will be different people in 10 years on the board, they won't know the history of what happened. We have had to learn all the things we have had to do to run the club over the years. It took a long time to understand it.

Site 149 – There were three children in the pool when she was working. Then the adults came in and then the children had to be told to get out of the pool and parents said don't tell our kids what to do.

Motion to adjourn: Rod, site 82

Second: Barb Ceranowski, 557

Lost quorum so couldn't vote on motion to adjourn

Members present:

Site Number	Name	Site Number	Name
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site #008	JASINSKI, JEFFREY, BARB, THOMAS - #028
site #025	HERHOLDT, AMANDA - #025
site #033	ZICK, MARK & ARNDT, AUDRA - #033
site #040	MARSHALL, RICHARD & JAHNKE, STEVEN-#040
site #057	ORNSTEIN, BONITA - #057
site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
site #070	GUDENSCHWAGER, LISA & ERIC - #070
site #075	KOSANKE, CYNTHIA - #075
site #077	WACHOWIACZ, BRIAN & CONNIE - #077
site #078	STEWART, CRAIG & DIANE - #078
site #079	YOKERS, DENNIS & VICKI - #079
site #082	ROGERS & ROTAR - #082
site #084	MARSHALL, PAT & RICHARD - #084
site #112	EIBISCH, FRITZ & JEANNE - #112
site #117	HERMAN, EUGENE & BEA - #117
site #118	HELM, RICK & HEIDI - #118
site #119	HELM RICK & HEIDI - #119
site #133	GOLLA, MICHEAL & CRYSTAL - #133
site #149	DISTERHAFT, JULIE & RANDY - #149

site #152	WHITAKER ADRIAN & SUSAN - #152
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 #405	MALLONEN, MICHELLE, BAUMANN-#405
site #410	PRICE, AMBER & MASON, CHRISTINE - #410
site #417	KRASEMANN, RAYMOND & TRACY - #417
site #423	BAASE, JESSICA & GARY - #423
site #434	EISCH, ROLAND/DALSOREN, BEN - #434
site #535	Mc CLELLAN GARY & CAROL - #535
site #539	VAN TASSELL, GREG & ERIN - #539
site #541	GAMBINO, GIORGIO, ROSE & JOE - #541
site #547	GAMBINO, JOESEPH & JULIA - #547
site #548	GAMBINO, JOSEPH S & JULIE - #548
site #553	SCHEID, STEVE - #553
site #556	CERANOWSKI, CHRISTINE - #556
site #557	CERANOWSKI, MARTY & BARB - #557