



**Board Meeting
August 2023
Camp Delton Club Lodge**

Roll Call

In attendance: Audra Arndt, Roland Eisch, Corey Holland, Brian Wachowiacz, Sue Whitaker, Heidi Helm

Excused: Tammy Pfannerstill, Joe Gambino, Eddie Mallonen

Approval of Minutes – June Meeting

Motion made by: Audra Arndt

Motion 2nd by: Heidi Helm

Motion carried: All board members approved (6-0)

Treasurer's Report

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

Correspondence – Vice President

- Two correspondences were received. One will be cover under new business and one was already addressed.

Directors Reports

- **Personnel – Corey Holland**
- We are going to be losing two of our office staff, but we have picked up one additional to cover for the two.
- Sign was ordered to bring attention to the intersection at the top of the wilderness hill.
- **Insurance and Bylaws – Sue Whitaker**
- Nothing right now, will have a motion for the September meeting
- **Buildings and Grounds – Roland Eisch**
 - Chalk?
 - Shower head was removed from the lodge bathroom, and will have to be replaced.
 - New UTV is here
- **Membership – Heidi Helm**
 - Speeding is a constant complaint in camp. We are having a hard time finding people in camp because they are not putting licence plate numbers down. Carol is working to make sure people are filling in the licence plate numbers down.
 - 7 sites for sale currently throughout camp
- **Activities –**
 - Jen will be taking over for Eddie next year in the role of activities.
 - Statement from Eddie ***** Get from Brian 27:00 minutes
- **Office Manager – Carol Rochester**

- 10,990 sales for the season so far. A big thank you to all our staff, they have been great all year.
- Lodge hours will be changing once school is back in session and then again when the water shuts off for the year.
- **Grounds Manager – Vince Klitzman**
 - We started staining all the fences in camp.
 - Two water leaks, both fixed
 - The stairs from overlook had the railing damaged from a tree, tree service has been out (waiting on total cost). Stairs will be closed until repairs are completed.

Old Business

- A. Tower agreement- Brian, Joe and Eddie have been working to complete the tower deal. Brian was in contact with the company this week, the lawyers are still working to finalize the red line versions of the contract.
- B. Currently we have one membership that has not paid. The process is following the appropriate steps

New Business

- A. Sue- Sale of a guest site to a member. Letter received from a member who was interested in buying guest site 463.
Motion made by Sue: Motion to accept Jackline Pierce's offer to purchase site 463 from the camp for a sale price of \$10,000 and consider the payment full for 2023.
- B. Seconded by Roland . Discussion points made via email from Jackline- She wants to focus on family and growth, security at guest sites, so her grandchildren don't have to cross the road, beautification of the site and additional income for camp. Sale price of the site, annual dues paid along with the monthly electric fees and special assessment for the electrical will be paid. Camp employees will no longer have to maintain the site. Improved family time, more sleeping areas, parking areas and play areas. Background on site- since June 2021 the site has been rented 10 times for a total of 26 days-total income of \$1325.00. Site can only accommodate a 27 foot camper. Audra- would like input from the membership regarding the sale of the guest site. Another small guest site in dells village that other members may offer to purchase if we make it acceptable to purchase guest sites. Sue- if someone would make a proposal to buy a guest site we would have to look at the income from that guest site. Corey- Do we have a number of guest sites that need to be maintained? Brian- I don't think we have a set number but we do want to maintain guest sites. Guest sites are how people decide that they want to purchase a site here at CDC. Corey- As the camp takes ownership of sites back when a member is expelled could we then turn that site into a guest site if the site would generate income. Brian- We could look at it if we had a site that was not occupied and it was brought to the board, that is something that the board could look at. Brian- I know that we don't normally do this with regular motions but are there any members that would like to address the motion? Site 557- It is a concern to me that it does open the door for other members to purchase guest sites. We need the guest sites in the club for sure. I would like to suggest that the rules and regulations committee look at setting a dollar amount that a guest site has to have made to be considered for sale to a member. Sue- \$12,000 is the most that we could charge for a site, that is what the membership is valued. Site 557- we need to have a rule going forward. Site 32- Guest sites are a very important part of the camp. I do agree with the sale of sites but I don't agree with eliminating guest sites. Site 539- I do agree with the sale of the site. **Motion passes (4 yeses-2 abstained)**
- C. Rules and Bylaw changes from the committee **Motion made by Sue:** This is to be added to the pool section- When there's a camp organized event at the pavilion or lodge or when the lodge pool system is playing music individuals may play music at the pool only with the use of earbuds or headphones. Additional members or guests may play music at the pavilion only if the volume is moderate so music is provided for the pavilion gathering so not so that it would overwhelm the poolside music or disrupt any camp activity.

Seconded by Audra. Motion passes (5 yeses- 1 abstained). Motion made by Sue- (modification of rule under section 1 number 7). In addition to family and friends not staying in a members site but not in a tent must have access to the members camper for sleeping accommodations. Normally no one is allowed to sleep in a vehicle on a members site, occasionally there are situations when it is necessary to sleep in a vehicle, there will be a 2 day time limit for sleeping a vehicle as long as the office has been notified of the situation. **Seconded by Audra.** Discussion- Heidi, Audra and Roland- The person who stays in a tent or a vehicle both have the same access to the facilities in camp, what is the difference of where they are sleeping? Why do we have to be so particular on this? Brian- at the membership meeting it was voted on to not allow individuals to not sleep in vehicles, this is now a rule. This issue was sent to the rules committee for fine tuning. We are voting on the language of the rule, not the actual rule. **Motion passes (6-0).**

Audience to members

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Motion to adjourn by Roland seconded by Corey. Motion passes (8-0)

Site #	Customer
site #002	PATRICK, ROXANNE - #002
Site #030	MOORE, MICHEL& DONNA - #030
site #032	HUBBARD MIKE & VALERIE - #032
site #033	ZICK, MARK & ARNDT, AUDRA - #033
site #050	MOORE, TIM & LINDA - #050
site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
site #075	KOSANKE, CYNTHIA - #075
site #076	TORRES, JAMES - #076
site #077	WACHOWIACZ, BRIAN & CONNIE - #077
site #078	STEWART, CRAIG & DIANE - #078
site #079	YOKERS, DENNIS & VICKI - #079
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 #127	RODRIGUEZ, KYLE, KIM, ADAM - #127
site #149	DISTERHAFT, JULIE & RANDY - #149
site #152	WHITAKER ADRIAN & SUSAN - #152
site #167	KUPKA, SANDRA - #167
site #169	BERZILL, MARK SR & WIKEL LINDSAY-#169
site #174	SHEATS, RICHARD & ANITA - #174

site #301	JOHNSON, ERNEST & LEE ANN - #301
site #312	CHERMAK, PAUL & LINDA - #312
site #417	KRASEMANN, RAYMOND & TRACY - #417
site #434	EISCH, ROLAND/DALSOREN, BEN - #434
site #486	JOHNSON, MARY KIM/ JAMES - #486
site #522	EDGEWORTH, JAMES - #522
site #539	VAN TASSELL, GREG & ERIN - #539
site #556	CERANOWSKI, BARBARA, CHRISTINE - #556
site #557	CERANOWSKI, MARTY & BARB - #557