



**Board Meeting
May 20th 023
Camp Delton Club Lodge**

Roll Call

In attendance: Audra Arndt, Roland Eisch, Corey Holland, Eddie Mallonen (Virtual), Brian Wachowicz, Sue Whitaker (Virtual), Joe Gambino (Virtual), Heidi Helm
Excused: Tammy Pfannerstill

Approval of Minutes – September Meeting

Motion made by: Roland Eisch

Motion 2nd by: Heidi Helm

Motion carried: All board members approved (8-0)

Treasurer's Report

Contact the Treasurer or the office for a copy of this report.

Currently have 13 members who have not paid. They are all currently locked out. They need to pay by next month or the board may move forward with expulsion.

In 2023 we have to refinance our loan, it needs to be refinanced every 5 years. The current interest rate is higher than in the past, increasing the price \$15,000 for this year. The new loan is financed for 15 years with the rate locked in for the next 5 years, awaiting appraisal (required).

Rewards from the camp credit card were converted into cash, approximately \$1200.00 was deposited into our account.

Correspondence – Vice President

- **None**

Directors Reports

- **Personnel – Corey Holland**
 - Fully staffed for the grounds crew/maintenance department and the office
 - Internet run down to the workshop. Working to fully eliminate the time clock in the next few weeks.
- **Insurance and Bylaws – Sue Whitaker**
 - Currently working on evaluating the price/cost of our buildings to make sure that we are covered to replace the buildings if needed. Working to complete this prior to our June renewal.
- **Buildings and Grounds – Roland Eisch**
 - New light is required for the sign
 - The entire downstairs (game room) needs to be re-wired. Awaiting quote to complete the work.
 - Question from Eddie- have we investigated the replacement of the front gate. Roland- the front gate is completely fixed.
- **Membership – Heidi Helm**

- 2 Trailers sold over the winter. 6 more will be coming up for sale in the next few weeks.
- **Activities – Eddie Mallonen**
 - May 27-welcome back BBQ- food prep will start at 4 PM, dinner will be served starting at 6pm. Members are encouraged to bring a side to pass. Beverages will be available for purchase. Possibly adding a 50/50 raffle during the event.
 - June 17th- Italian dinner
 - July 1st- July 4th celebration- bike parade and a Nacho bar
 - July 15th- live music night- food and beverage available for purchase
 - July 21st- Christmas in July. Breakfast in July, site decorating contest
 - August- nothing planned yet. Possible smaller events (Bingo, theater night, wine tasting or troll tour of winery)
 - September 2nd- Trick or Treat, September 3rd-Rain date. This weekend will also include site decorations (Halloween)
 - September 3rd- Farewell luncheon
 - Starting Memorial day weekend a letter will be available to members to hand out to business that may donate items to upcoming raffles.
- **Office Manager – Carol Rochester**
 - New staff is starting now.
 - Lodge hours will change on May 26th- when the pool opens
 - New garments are available this year, sold out the first batch-more are ordered.
- **Grounds Manager – Vince Klitzman**
 - The grounds are ready for opening weekend.

Old Business

- A. Progress Report of dells bathroom- Meeting once camp is open to discuss finalizing plans. No set date for work to be completed. Tim Moore has agreed to chair the committee.
- B. Tower agreement- Brian, Joe and Eddie have been working to complete the tower deal. The proposal was turned into the attorney to review. We are working out the final details at this time. Awaiting next steps from the attorneys. Comment from Joe- Because this process has been going on for almost a year and we have collected an additional payment is good for us. Have a scheduled conversation on Monday starting to finish the process.

New Business

- A. Additional information for members to work in camp. The question was brought up to the committee and here is the answer. (Information read by Brian)- During the last few board meetings we have talked about the need for members to work for Camp Delton. Current rule is as follows- Members cannot be paid employees of the club office of Camp Delton club. If there is an unexpected staff vacancy or leave of absence or emergency the board may employ a board member temporarily during the emergency or leave of absence until a non-member replacement is hired. If necessary a member can be appointed part time to clean the bathrooms throughout camp.
 - a. Motion made by Sue- Rule change of Membership section 1 number 8- The camp office manager and or the camp ground manager may employ a members of the club to be hired as part time employees and paid the same hourly rate as non members, as with non members the member will be subject to a background check and required to sign a non disclosure statement. Office manager and ground manager will continue to make every effort to hire nonmembers.
Seconded by Roland

Motion Passes (8-0)

- B. **Motion made via email move forward for the Quotes provided by Picket paving for 7500.00 to repave the area from the stairs going to overlook to the new blacktop by the dumpsters and for 2500.00 to repave the area from the short driveway on the east side of the gate to the south side of the gate entrance to come out of the road repair reserve. Voted via email (9-0).**
- C. **Motion made by via email to move forward with the quote provided by BTU to install the combustion furnace for the managers house for 4105.00 with 3000.00 to come out of the managers home reserve fund and 1105 to come out of the general camp maintenance and improvement reserve. (8-0)**
- D. 2023 elections- usually the VP runs the elections but due to Joe working on the tower agreement Brian has offered to run the election. Dates for 2023 board elections- Nominations are open today and run through June 4th. Bios will be due June 16th. Voting will be open June 19th and close at 5pm on July 14th. The 3 members that are up for election are Eddie, Audra and Heidi. If you want to elect someone please talk with the members and then email the camp office. Brian will collect all the nominees and get Bios out. An email will be sent out to the membership this week.
Sue comment- the nomination process does not need to be in a sealed envelope.

Audience to members

Julie D Site 149- "I would like to address the fact that we have someone sleeping in truck on a members site for 2 months now". Response by Brian- " There is no rule saying your cant sleep in a vehicle at your site, I also don't think we have come across this in the past. Response from Carol- She contact the members he is down south and the guest does not have key and that is why he is not in the trailer. The member did come up a few weeks ago but did not give the guest a key. The office does not have key to this trailer. Response from Brian- Member to be contacted and either give the guest a key or have him go somewhere else.

Unable to hear member site/name- Can we have something in writing moving forward regarding invoicing and payment information. Response by Brian- The problem we have is more with small contractors who don't have the capital reserve to float things for up to 45 days. We will address this with the contractors.

Julie D site 149- "When you first come in to the lodge in the morning there is a very strong chemical smell in here". Years ago we had someone get sick from the smells. Response form Roland- We had a leak" Response from Brian-"That has been addressed" Response from Vince- "we make sure that water is left in the drain when we service the pool and that reduces the smell".

Barb site 557- "My question is about the tower- I see that there is a huge nest and it is protected bird. Is that going to cause a problem with the sale". Response from Cory- I have been in contact with the DNR and there are some instances where if they are contacted they can be removed. This needs to be done at a specific time of the year. Response from Joe- the tower company is aware of the nest and they don't see it being a problem.

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

Members Present

Site Number	Customer
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site #033	ZICK, MARK & ARNDT, AUDRA - #033
site #050	MOORE, TIM & LINDA - #050
site #077	WACHOWIACZ, BRIAN & CONNIE - #077
site #078	STEWART, CRAIG & DIANE - #078
site #087	HOLLAND, COREY & TERRI - #087
site #118	HELM, RICK & HEIDI - #118
site #152	WHITAKER ADRIAN & SUSAN - #152-Zoom
site #169	BERZILL, MARK SR & WIKEL LINDSAY-#169
site #404	MALLONEN, EDDIE & TINA - #404-Zoom
site #434	EISCH, ROLAND/DALSOREN, BEN - #434
site #535	Mc CLELLAN GARY & CAROL - #535
site #547	GAMBINO, JOESEPH & JULIA - #547-Zoom
site #077	WACHOWIACZ, BRIAN & CONNIE - #077
site #087	HOLLAND, COREY & TERRI - #087
site #471	KRASEMAN, TRACY - #471
site #453	SILENZI, DAN - #453
site #050	MOORE, TIM & LINDA - #050
site #030	MOORE, MIKE - #030
site #008	JASINSKI, JEFFREY - #008
site #028	JASINSKI, JEFFREY - #028