



**Board Meeting
September 17, 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, Joe Gambino

Approval of Minutes – July Meeting

Motion made by Tammy; seconded by Roland. Passes 7-0

Treasurer's Report

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

Correspondence – Vice President

- **None**

Directors Reports

- **Personnel – Corey Holland**
 - Checking on internet service down to the maintenance shed
 - Checking into purchasing an android device to allow employees to clock in and out on that device.
 - Carol is checking with the internet provider to add a router
- **Insurance and Bylaws – Sue Whitaker**
 - Letter going out regarding the canoe and Kayaks being tied by at both ends.
- **Buildings and Grounds – Roland Eisch**
 - Passed out proposal for the bathrooms to board members. Lodge bathroom old cast-iron pipe deteriorated underneath the stairs. The proposal does not include the price to re weld the stairs.
**Motion made by Roland to accept the proposal and proceed to getting this done on the off-season Audra with a friendly amendment that the funding source come out of camp maintenance and improvement reserve-accepted by Roland;
Seconded by Sue. Passes 7-0**
- **Membership – Heidi Helm**
 - Nothing to report
- **Activities – Eddie Mallonen**

- Brought in \$705.61 from raffles
 - Open to suggestions for next season
 - Planning food for the Christmas in July event
 - Conversations with the local Trolley company for a winery tour.
 - Will continue Trick or Treating on Labor Day weekend- planned for Saturday
 - Christmas in July will be July 15th
- **Office Manager – Carol Rochester**
 - Awaiting quotes for internet to be available in camp
 - **Grounds Manager – Vince Klitzman**
 - Received one kiddie pool bid, awaiting others

Old Business

- A. Tim Moore has been working with the architect for the bathroom project.

Motion made by Audra to approve the modified drawings to be able to move forward with the dell's restroom/shower building; Seconded by Corey. Passes 7-0

- B. Timeclock/Wi-Fi-discussed earlier
- C. Water drainage issues- Eddie- left multiple messages and are awaiting a response. Tim Moore is going to do a survey, so we reach out via email to John Bloom.
- D. Sue- discussed earlier- a letter going out regarding storage of kayak and canon must be water worthy status.
- E. Eddie- per previous discussions we had talked about letting members pick up shifts in the office and possibly help on the ground crew. This would help Vince with larger projects and help Carol in the office to help cover illness, unexpected departures, injuries.

Sue- Will contact the insurance company to find out about the requirements.

Currently in the rules and regulations section 1- Members cannot be paid employees of the camp office of Camp Delton. If there is an unexpected staff vacancy, leave of absence or emergency the board may employ a member temporarily during the emergency and or leave of absence till a nonmember replacement is hired. If necessary, a member may be employed part time to clean the bathrooms throughout the camp.

Eddie-This is the items we are looking to amend so we can add on the grounds/ working in the office. That rule was put into place before the remodel and all employees had full access to everything.

Audra- MBNE does charge a fee for each employee added to the payroll so we would want to minimize that number. We also want to make sure that anyone we fire is approved by Carol and Vince.

Eddie- The hiring process would be the same as it would be for an outside person.

F. Brian- Tower buyout and possible referendum. Eddie- we received a purpose from the company that currently owns and operates the tower to buy out the contract at a cost of 370,000. It would be a one-time payment of \$370,000 and the annual payment would stop. We would be giving them a permanent easement on the land. Audra: Per MBNE- if we were to move forward with a buy out it would not have any tax ramifications and it would have no affect our non-profit status. The contract can currently be canceled at any time by the company. Camp Delton Club cannot cancel the contract.

The terms of the current contract are that we still own the land and are still responsible for anything that happens on it. If someone were to get hurt on that land they could bring a suit against Camp Delton Club.

Multiple options are available that need additional reviewed by our legal representative and our accountant.

Brian- moving forward Joe is going to take the lead.

New Business

A. Audra- 2023 Budget report. Thank you to the members who attended the budget meeting. The budget meeting is the time for members to be able to see the income and expenses for the camp.

Inflation has caused about a 9% increase across the budget.

Payroll is our largest expense. We are in a competitive market with our type of business. Vince is looking to retire, and we need to plan for that in the coming years.

We also want to maintain funds availability for long term savings.

Motion to approve the recommended Budget committee proposal of the 2023 Budget at budgeted Gross profit of \$468,677 along with a budgeted expense of \$468,667 with a net income of \$0. This does not include and interest, assessments, depreciation that has all been removed because it was handled as a tax piece in the proposed budget made by Audra; Seconded by Eddie. Passes 7-0

Proposal would increase the price for firewood to \$8.00 a bushel. \$20.00 a wheel barrel and \$40.00 for a pickup

Storage increase dry dock storage to \$225.00 and Canoe/Kayak storage will be \$75.00 a year.

Guest sites \$65.00 per night, Holiday weekends will require prepayment that locks them in with a 30 day cancellation, refunds will only be available if you give notice 30 days prior to the reservation on a holiday weekend.

Dues will increase to 1705.00 which includes dues, taxes and assessment. Proposed saving for reserve accounts 2023 will be \$68,319.42.

If you prepay half of your dues by January 1st you receive a \$25.00 credit. A monthly payment plan is available, Carol can set you up for that.

Motion made by Audra; Seconded by _____ that the money expected to be received later this year as a tax credit, estimated at \$25,000 to be moved into the reserve restroom account.

passes 7-0

Audience to members

1. Eddie 404-our attorney suggested we talk with our financial people regarding the tower buyout. Audra- agreed that this should be added to the referendum
2. Tim Moore site 50- In agreement with Eddie regarding the conversation with our financial people regarding the tower buyout
3. Sally site 68- Thank you to the board. I have a question regarding the contract tower contract- The contact states that they cannot end the contract while in the current contract, but that ends at the end of 2023. I think this would give us time to write a referendum.
4. Tim site 314 Thank you to the board- Pretty easy to throw a policy on their and make sure we are covered. To go along with Audra's comment about inflation and the small pool of employees I want to make sure that we are taking care of Vince and Carol, the people who make this place home because I think its more important to make sure we are mainlining what we have and putting our resources there. Brian- We have taken great strides on employee contracts and have shown our appreciation to the key employees that we have, and we will continue to do that because we know as a board the value that they provide to us.
5. Corey site 87- Whatever we do in the future, a sale of the tower property or not, we are talking about an easement. Does the easement go with the sale of the property? Audra- They can assign the easement to anyone. Corey- Does the current contract say anything about the access to the property, that if they damage our property while trying to get to the property they would be financially responsible? Brian- if we decide to go that route it would have to be written into the agreement. Audra- If we negotiate there are some things we should change or amend the contact that goes into effect next year.

Motion to go into closed door meeting by: Eddie; Second by Roland. Passes 7-0

Closed door meeting

Motion to end regular meeting made by: Roland; Second by Audra. Passes 7-0