



**Board Meeting
October 16, 2021
Camp Delton Club Lodge**

Roll Call

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

Approval of Minutes – September Meeting

Motion made by: Rich Marshall

Motion 2nd by: Roland Eisch

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

Treasurer's Report

- Contact Treasurer or the office for Treasurer Report
 - Budget Committee met and proposed budget will be addressed for approval in new business.
 - Process for reporting assessments will be updated to ensure all show up in the calendar year 2022.
 - Expenses increased \$50,000 overall this year because of increased use with resumption of activities and services this year compared to last year with COVID restrictions
 - Pool pump issues, need for new lawn mower, and emergency drainage repair factored into this.
 - Deposit for revenue from towers goes into the account in November.
 - A clarification provided that attorney fees were paid by expelled members.

Correspondence – Vice President

- **None**

Directors Reports

- **Personnel – Corey Holland**
 - One new employee was added, Logan, and Jean left for another position.
 - Working on contract renewals for Carol and Vince. Contracts will be sent to the board for approval and then shared with employees.
- **Insurance and Bylaws – Sue Whitaker**
 - Updated bylaws and rules and regulations were sent to all members.
 - Noise violations were discussed, and it was determined that members need to submit a complaint and action will be taken.

- Problem was addressed with a member who activated a rodent control siren in their shed that is very loud. It was suggested that a policy should be looked at to prevent being able to do this before water shut off.
- **Buildings and Grounds – Roland Eisch**
 - Two pump stations went down, and the belief is that it was an electrical problem. Dells Village station had filled up with sand (which has been cleared in addition to the other stations cleared out). Both are working again.
 - Water will be shut off on October 25
 - Looking into purchasing new pool furniture (likely coming out of activities). Plastic chairs are in desperate need of replacement.
- **Membership – Heidi Helm**
 - 3 sites are currently for sale.
- **Activities – Tammy Pfannerstill**
 - Purchasing a grill and planning a future raffle for a cooler of meat.
 - Starting to plan for 2022 activities. They are moving away from organized meals. A glow party, bingo, tie dye event, July 4th activities, Christmas in July, movie nights, crafts, and Halloween activities are being planned.
- **Capital Improvements**
 - No report
- **Office Manager – Carol Rochester**
 - Revenues for the year were \$11,371.
 - The updated rules and regulations were sent to all members. Invoices were sent for hard copies to the 97 members who want them.
 - Invoices for dues will be sent in November. Monthly payment plans start in December for those interested.
 - Office hours will be reduced when water is shut off.
- **Grounds Manager – Vince Klitzman**
 - Pools were winterized.
 - Replaced wood on deck and working on picking up leaves.
 - Water leaks will be repaired when water is shut off
 - Ditch is needed in Wilderness that will be addressed with longer term plan to correct water runoff issues.
 - Looking into moving planks closer to shore next year to prevent catwalks on the lake from floating away.

Old Business

- A. Progress Report Dells Restroom/Laundry Facility (Audra Arndt)
 - Awaiting list of needed materials from committee member, which will then be sent to architect for design.
 - Once design is created, proposals will be solicited from vendors for quotes with a referendum planned next spring
 - In the meantime, they are repairing as many bathrooms as possible in Dells Village facility until completion of new facility in 2024.

New Business

A. Approval of the 2022 Budget

Motion (Audra Arndt): Approve 2022 Camp Delton Club budget as emailed and provided to the board.

Second: Tammy Pfannerstill

Discussion:

- Treasurer carefully went over major sections of the budget and changes. Although a full copy of the budget is not included in the minutes, it may be requested by members.
- Income was down last year because previous budgets incorrectly estimated total memberships at 339 versus the actual 334.
- Expenses were up across the board because of increasing vendor costs, payroll expenses with the current labor market and needed repairs for Camp emergency issues and ongoing repair of Camp to maintain value.
- Levels for various reserves were discussed individually with justification for increased amounts in 2022 budget
- Dues would increase \$100 for 2022 to \$1,224.10 and capital assessment would stay the same at \$380.
- No additional input from board

Vote: Approved unanimous (8-0)

Audience to members

1. *Site 149* – Thanked the budget committee for their work. Recommended looking into retaining structure to address drainage issues in Wilderness and have DNR come in for a look to address that and drainage issues in Overlook.

Motion to adjourn (Roland Eisch): Second (Audra Arndt). All in favor.

Members Present

	Site #	Customer
	site #030	PILECKY, ROB & GANONG, SARAH
	site #033	ZICK, MARK & ARNDT, AUDRA
	site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY
	site #077	WACHOWIACZ, BRIAN & CONNIE - Via Zoom
	site #082	ROGERS & ROTAR
	site #084	MARSHALL, PAT & RICHARD
	site #087	HOLLAND, COREY & TERRI
	site #117	HERMAN, EUGENE & BEA
	site #118	HELM, RICK & HEIDI
	site #119	HELM RICK & HEIDI
	site #149	DISTERHAFT, JULIE & RANDY
	site #152	WHITAKER ADRIAN & SUSAN - Via Zoom
	site #169	BERZILL, MARK SR & WIKEL LINDSAY
	site #173	SHEATS, RICHARD & ANITA

	site #174	SHEATS, RICHARD & ANITA
	site #310	PFANNERSTILL, TAMMY & NATE
	site #404	MALLONEN, EDDIE & TINA
	site #434	EISCH, ROLAND/DALSOREN, BEN