



**Board Meeting
August 21, 2021
Camp Delton Club Lodge**

Roll Call

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

Approval of Minutes – May Meeting

Motion made by: Rich Marshall

Motion 2nd by: Roland Eisch

Motion carried: All board members approved

Treasurer's Report

Contact the Treasurer of Camp Office for the Treasurer Report.

Correspondence – Vice President

- **None**
- President Eddie Mallonen thanked Lindsay Wikel for her many years of service on the board. This is her last meeting as a board member.

Directors Reports

- **Personnel – Brian Wachowiacz**
 - Employees continue to do an excellent job. The Club added employee Josh to do site cleanups.
- **Insurance and Bylaws – Sue Whitaker**
 - A committee will take place in September, likely September 14.
 - More will be discussed under new business.
- **Buildings and Grounds – Roland Eisch**
 - The Club is having problems with kids riding their bikes down the hill behind the lodge and then coming close to running into traffic from the dumpsters. They are looking at options to correct this including putting up a fence.
 - The kiddie pool is temporarily down because the pump died. They are working on fixing the issue.
- **Membership – Heidi Helm**
 - There is still one membership expelled for non-payment. Our Club attorney encouraged hiring a private investigator to track down the member since there has been no response.

- **Activities – Tammy Pfannerstill**
 - The Labor Day flyer is up. Events - Trick or Treat is on Saturday including costume and site decorating contests. Sunday activities include a nacho lunch and craft event in the afternoon.
 - Movie night went well.
- **Capital Improvements**
 - No report
- **Office Manager – Carol Rochester**
 - Complimented the amazing staff she had this year. Lauren’s final day of the season was last Thursday as she is expecting a baby any day.
 - Sales revenue was up significantly this year. She shared a comparison chart for 2020 to 2021.
 - Guest sites are all booked for the upcoming Labor Day weekend.
 - Formalizing process for the upcoming audit.
- **Grounds Manager – Vince Klitzman**
 - Repaired two water line breaks in Camp.
 - Placed rocks by Camp entrance to curb erosion.
 - Crew has trimmed trees and bushes and split firewood
 - Revenue from washers and dryers paid for the new units within 2 months.
 - Worked on Dells Village facility that included cutting down sewer pipe and ensuring fans in restrooms run 24/7 to cut down on moisture.

Old Business

- A. Progress Report Dells Restroom/Laundry Facility (Audra Arndt)
 - Committee chaired by Audra met several times to explore multiple options for the Dells Village facility.
 - A mold company did an inspection in June and identified mold spores. They recommended several actions to keep the facility safe until a repair/replace option happens. Recommendations included ozone bombs every 20-30 days, cleaning processes and purchase/use of an air scrubber, all of which are taking place.
 - Drafting referendum for members to select an option with a second option to approve funding for the option selected in the first referendum. Options include:
 - Repair of existing facility – floor work because of soft floors (from moisture and water) and plumbing corrections
 - Bring in another, shorter term facility like the one we have now
 - Replace facility with a wood building (like Overlook facility with bathroom and shower areas separate)
 - Replace with brick storm shelter – more costly with a range of \$140,000-230,000
 - Remodeling would buy the Camp some more time but is not a permanent solution.
- B. Member Only Facebook Page (Heidi Helm)
 - a. Tabled
- C. Service Projects/Volunteering (Audra Arndt)

- a. Tabled

New Business

- A. Bylaw Correction to Comply with Articles of Incorporation (Sue Whitaker)
 - a. Statement of record to bring Bylaws and Articles of Incorporation back into alignment. No vote is needed. Language reinstated included below:

Article VII – General Information

Section 3 – Bylaw Review/Amendments. The Club bylaws will be reviewed on an ongoing basis. If and when amendments or new bylaws are necessary, these can be presented and approved by the following methods:

- a) A two-thirds majority vote by the board of directors at any regular board meeting. Any bylaws adopted by the Board of Directors shall be subject to amendment or repeal by the members as well as by the directors.
- b) A majority vote by membership at the annual membership meeting. No bylaw adopted by the members can be amended or repealed by the directors unless the bylaw adopted by the members shall have conferred such authority upon the directors
- c) A majority vote by membership at a special membership meeting called with an amendment/addition to the bylaws as a stated purpose for that special membership meeting. Again, No bylaw adopted by the members can be amended or repealed by the directors unless the bylaw adopted by the members shall have conferred such authority upon the directors.

- B. Results of Rules and Bylaw Committee Meeting (Sue Whitaker)

Motion #1 (Sue Whitaker): Motion to amend bylaws to read:

Article IV, Section 4 – Meetings and Quorum to add subheadings a) and b):

- a) **Regular Board meetings will be conducted in person with an option for board members who are unable to attend in person a platform to participate and vote on camp business via an audio/visual/virtual platform. Members should attend the meeting in person where possible. An audio/visual/virtual option to participate in the audience to member section will be provided.**
- b) **Special board meetings will be conducted in person with an option for board members who are unable to attend in person a platform to participate and vote on actions presented at the Special board meeting via an audio/visual/virtual platform. If necessary, an audio/visual/virtual option for members to participate will be provided.**

Second: Roland Eisch

Discussion:

- Site 50 – inquired as to why annual membership meetings aren't included with virtual options like regular board meetings. (Answer – attendance virtually is difficult to validate for voting purposes of members at annual meetings).
- This change will align us with the latest version of Robert's Rules of Order.

Vote: All board members approved

Motion #2 (Sue Whitaker): Motion to amend the title of Article VI: Board of Director Nominations and Election to: Board of Directors Election Policy. Also amend it to add the following policy statement.

Article VI – Board of Directors Election Policy

Section 1 – Annually, at least 3 directors’ positions must be fill thru an annual election. The election committee will prepare the election notification letter and submit the list of candidates on a paper or electronic ballot to all eligible members, including cutoff date for nominations and ballot submissions return dates. Members votes shall be secret, and the anonymity of the voter shall be preserved. A plurality vote shall be sufficient to elect directors. Newly elected Board members will be assigned a position on the Board and will take their seat(s) at the September Board meeting.

The complete election process can be found in the Camp Rules and Regulations, Section 1: Membership – Board of Directors Nomination and Election Process.

Second: Roland Eisch

Discussion: None

Vote: All board members approved

Motion #3 (Sue Whitaker): Motion to add a section 2 to Article VI – Board of Directors Election Policy to read:

Section 2 – Vacated seats. If a Board seat is vacated, or if there is an increase in the number of Directors, the vacancy(s) will be filled by the next person on the list from the election results of the last annual board of directors’ election. In the event there are no succeeding candidates or should the succeeding candidate decline, the board seat will be filled by a special election.

Second: None

Result: Motion fails.

C. Amendment to Bylaw, Increasing Spending Limit from \$5,000 to \$10,000 (Audra Arndt)

Motion (Audra Arndt): Motion to update the bylaws Article VII – General Information, Section 4 – Contracts, item b) to read

b) Any non-budgeted purchase or expense which exceeds \$10,000 or is more than \$10,000 in excess of the board approved budget currently in effect for any one expense, and does not constitute an emergency, must be approved by the general membership by a referendum vote. An emergency is a condition that jeopardizes the health, safety or well-being of any Club member, vendor, employee or property.

Second: Roland

Discussion:

- Expenses for tree cutting service, purchase of new camp truck, and purchase of a leaf vac were a few scenarios shared as examples.

Vote: All board members approved

- D. Urgent Overlook Drainage Issue (Eddie Mallonen)
 - a. Two drainage issues need to be addressed. One is occurring at the bottom of the hill by the lodge with a site that stays ankle deep the entire weekend after rain. Looking into a drainage ditch, which will be added to the Royal Excavating list with other projects already scheduled in the Camp. Cost may range from \$30,000-40,000
 - b. Also looking into drainage problems in a back area of Overlook where two areas drain together.
- E. Additional Holiday Dumpsters (Heidi Helm)
 - a. Member expressed concerns about dumpsters filling up during holiday weekends.
 - b. The problem during the 4th of July was because of the dumpster not normally getting emptied by vendor.
 - c. Board agreed to bring in an additional dumpster for Labor Day weekend.
 - d. Moving forward, construction debris will be forbidden on holiday weekends.

Audience to members

1. *Site 557* – Inquired about the process of site cleanups – who determines violations and fines and is a list of criteria followed to identify concerns (Answer – Board members looked over all sites in June. Additionally, complaints have come in from members since June. A board member inspects any complaints to determine if there is a violation and fine. Employee Josh has been doing many of the site cleanup work).
2. *Site 60* – Asked about site cleanup for members who only come up holiday weekends (Answer- Sites need to be maintained throughout season – pictures of sites in violation are taken for future reference). Inquired about where runoff would occur to repair drainage issue in Overlook. Expressed concerns about runoff going into the lake. (Answer - topic will be discussed with Royal Excavating). Expressed concerns with bylaw motion concerning filling vacant board positions not receiving a second and discussion at the board meeting. It will be discussed again at a future Bylaws Committee meeting.
3. *Site 82* – Expressed support to running a special election versus filling vacant board roles with the next highest vote getting from the previous election.
4. *Site 87* – Inquired about the possibility to bring in another tower on our land to generate more revenue. The existing one brings in around \$18,000 annually. This may be a way to control increases to annual dues (Answer – setup is complicated and tower owner needs to have access to land for the tower via a path. Something to consider in the future). Also inquired if we use a credit card from Home Depot since they will match the 11% rebate from Menards with a credit. (Answer – Camp uses Menards. Home Depot has a higher sales tax with its location in Lake Delton).
5. *Site 117* – Expressed concern that the stripes separating the lanes of traffic over the bridge on Xanadu Road have disappeared and have caused accident close calls with people traveling the other way. Member contacted the Village of Lake Delton and received a very rude response. (Answer – unfortunately stripping is done as projects coordinated by numerous municipalities. There is little to nothing the Camp can do about it).

Motion to adjourn (Brian Wachowicz): Second (Tammy Pfannerstill). All in favor.

Members Present

Present	Site #	Customer
x	site #033	ZICK, MARK & ARNDT, AUDRA - #033
x	site #050	MOORE, TIM & LINDA - #050
x	site #051	USEDOM, RONALD & PAMELA SUE AKINS-#051
x	site #068	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
x	site #077	WACHOWIACZ, BRIAN & CONNIE - #077
x	site #082	ROGERS & ROTAR - #082
x	site #084	MARSHALL, PAT & RICHARD - #084
x	site #087	HOLLAND, COREY & TERRI - #087
x	site #117	HERMAN, EUGENE & BEA - #117
x	site #118	HELM, RICK & HEIDI - #118
x	site #152	WHITAKER ADRIAN & SUSAN - #152
x	site #169	BERZILL, MARK SR & WIKEL LINDSAY-#169
x	site #310	PFANNERSTILL, TAMMY & NATE - #310
x	site #404	MALLONEN, EDDIE & TINA - #404
x	site #417	KRASEMANN, RAYMOND & TRACY - #417
x	site #434	EISCH, ROLAND/DALSOREN, BEN - #434