



June 16, 2018

Roll Call

In Attendance: Roland Eisch, Eddie Mallonen, Sue Whittaker, Lindsay Wikel, Julie Disterhaft, Rich Marshall, Bob Glaman

Absent: Rod Rotar, Cheryl Sorenson.

Approval of Minutes – May 26, 2018

Motion made by: Lindsay Wikel

Motion 2nd by: Julie Disterhaft

Motion carried: All Board members approved

Treasurer's Report

- Total checking/savings - \$359,326.23
- Assets
 - Total current assets - \$451,128.30
 - Total fixed assets - \$2,905,284.48
 - Total assets - \$3,356,412.78
- Liabilities
 - Total current liabilities - \$163,658.01
 - Long term liabilities - \$980,899.54
 - Total liabilities - \$1,144,557.55
 - Total liabilities and equity - \$3,385,942.
- Income
 - Total income - \$282,233.25
 - Net ordinary income – 52,123.71
 - Net income (through June 10, 2018) – \$52,519.11
- Total Expenses - \$227,861.05

Correspondence – Vice President

- Judy Walz 6-7-18, regarding the music at the pool. The letter was addressed by Sue Whitaker.

Directors Reports

- Personnel – Julie D.
 - Full office and grounds crew.
- Insurance and Bylaws – Lindsay W.

- The new Work Comp policy has been put in place.
 - By-laws meeting June 2, reviewed and updated wording. Approved by board on 6-16-18
- Buildings and Grounds – Roland E.
 - Playground in Wilderness is fenced off, it is being spruced up.
 - Split rail fence being stained.
 - Pumping station in Wilderness went down \$6,000 to rebuild, new \$8,000
 - Disposable wipes cannot be flushed, even if they say flushable.
- Membership – Sue W.
 - Member needs to make sure camper titles are correct.
 - Do not let anyone follow you thru the gate.
 - Safety rounds done by Cheryl and Steve, unattended fires, make sure the fire is out.
 - Must have a white hang tag.
 - Make sure wood requests are made in the morning, before noon, or the day before.
 - No For Sale signs in camper, or yard.
 - Site sign: On tree or post, unobstructed. Will verify on the deck. Eddie said village said it is fine.
- Activities – Rod, read by Eddie
 - Activities to have fun and raise money to fix up activity areas.
 - We need support, a portion of money from activities help.
 - Looking for Fourth of July kids' parade volunteers.
 - Craft and vendor fair July 7, 2018: bakers are needed. Bake sale items individually bagged, and priced.
 - Pig roast, July 7, 2018 at 5:30-7:00, desserts are needed.
 - 50/50 Raffle
 - Dinner theater July 21: Wizard of Oz
 - Trick or treat: Labor Day weekend.
 - Ho-Chunk night, Bingo night, Pot luck dinner
- Capital Improvements – Tim M.
 - Eddie will discuss in New Business.
- Grounds Manager
 - Repaired 1 water leak
 - Replaced 2 showers
 - Staining split rail fence, new fence at manager's house.
 - Repairs to Chevy truck
 - Stairs are going in.
- Operations Coordinator
 - Nothing
- Host
 - Business as usual
 - Steve, CJ, Haley & Lauren are new employees
 - Training is completed, but learning is ongoing.
 - Camp apparel is for sale, check it out
 - We have been enjoying getting to know the members.
 - Please make sure camp fires are out, and not unattended.
 - Guests need to sign themselves in.
 - Please keep the doors for out buildings (showers, laundry) closed, to keep the mosquitos out.

- We do have a suggestion box; forms are by the door, with camp work orders.
- Inform the office if the key is to be signed out to guests.
- No mail or packages are to go to camp.
- If a gate card is not working, you may have more than 4, and one was turned off.
- John site 446, any questions asked, no answer, when is Samantha here how do I pay for the new sign? We do not know until they are in. This will be addressed later.

Old Business

- Drainage Issues
 - Eddie working with Vince in Wilderness, playground circle road area.
 - 1 bid in to redo the road, waiting on 1 bid about installation on the drainage system. A solid proposal once received.
 - Leaves being raked off the back of the sites have been a factor as well. Erosion, and drainage issues, water is gathering and channeling.
- Elections
 - Sue and Eddie got the nominations list out.
 - All nominations should be compiled tonight.
 - Nomination forms available on the counter.
- Site Cleanup
 - Site cleanups extended thru today, tomorrow will go thru camp, taking pictures, and writing sites up. Fined, and a cost to have sites cleaned up. No added grace period.
 - Parameters: Overall very good, most sites have been completed; a list is available at the counter.

New Business

- New Camp Delton website
 - New website, same address, new looks.
 - Moved it to a server in portage, with a local web master.
 - Sales page has been updated.
 - Links to new local areas.
 - Reservation page for guest sites, as well as pictures of site, and a map of each site.
 - Some email addresses may have changed.
 - Web page is smart device friendly; items will link to your phone.
- Initiation of Expulsion Policy
 - 8 memberships, not fully paid.
 - 5 have made arrangements, will work with.
 - 3, no response.
 - Motion to initiate expulsion of 3 memberships made by Eddie M., seconded by Julie D. Camp will mail a certified letter first, instead of going to the attorney first. If the 10 day response has no reply, it will go to the attorney, and cost will be added.
 - Motion passes 7-0.
- Referendum of lodge remodel, phase II
 - Referendum to be mailed for Lodge Remodel Phase II, after the elections.
 - Would not exceed \$80,000 to complete the project.
 - We would extend existing Line of Credit being used for electrical, would be extended by 1 additional partial payment, no increase, no raise in dues.
 - 1 contractor would be used, instead of multiple subcontractors, etc.
 - Would make lodge more ADA compliant.
 - How many more years on electric? 8-9 years left. Notification has been posted.

Audience to members

- Janet Bach site 141. Music by the pool, music has never bothered her. It has gone up a little. Bathrooms: With the doors being closed, only at night? Close when you leave. Staining of the fences? All or just exterior? Anything the camp owns common areas.
- Mary Wroblewski site 168. If guys do the lodge in the off season, can we save any money? This is proposal number 1; if it fails we can look to other options. Have we considered having the grounds do this? Tim: There is an issue with timing on that, the contractor has a set schedule. It would take us longer. If we save money with our guys on labor, we have the labor costs. Have we had more than 1 bid? Have bids been available to view? Tried for multiple people, but having a hard time getting bids. It is faster, and safer for a contractor to do the work.
- Kristen Ceranowski site 556. Why is there so much time, energy resources going into a lodge remodel? When there are drainage issues? Eddie: problem is we need the contractor to come in and put in a bid on the drainage portion. We have the bid for the road to be redone, the road has resettled, causing 1 drainage issue, as it puddles, and washes. Seepage coming out of the hill, 2 French drains have been placed; they need to be tied together. The off season plan is to bring a crew in, and have road redone, with the drain tied together, and an additional French drain. This will close the area off for 2-3 weeks. We need to dollar amount, until then we are in a holding pattern. Discussion was made about a different site, temporary? That is a hassle, nothing else we can really do until the quote comes in.
- John Jones site 446, Club house remodel, people sign in and move on. I do not see the reason for it. I think it is a waste of money. Windows have been replaced. No seal on the floor, no cleaning it at this point, it is asbestos tiles. Furnace has been removed from the ceiling, but we have a patch work of ceiling. First thing people see when coming to buy in is the lodge. No insulation in the lodge. How do we pay for the new assessment? (Compressor.) The billing has not been consistent. This needs to be looked in, dates are not consistent, will look into.
- Barb Ceranowski site 557. Boat parked by freeway, and Pontoon. Why are the boats there? 1 is a guest, no sites available for storage. Are they paying a fee? No it is considered over flow parking. Pontoon was told there was a storage spot, and there is none. Boat should be on site; over flow parking is not the solution. Past 2 weeks, boat was by the boat storage. Now it has been moved, and the truck is gone. Will talk to the boat owner after the meeting. Pontoon is temporary; the other boat will be addressed. Lakefront, nothing has changed. It is a mess. 4 boats, paddle boats. Last month it was discussed, take pictures, post 2 weeks, and find the owner(s). If not we can dispose. Picture, post a warning with a date, if no response, it is gone. Can we post to web site? Yes. Thank Vince and guys, painting and horse shoe pits look nice. Concern to site 556, is their not something that can be done to prorate the dues? It is unsafe. Ideas about compensation to help repair the site after repairs.
- Janet Bach site 141, Should get something on the site. \$58 assessment, has not received it yet, when is it due? November. We are sending out still, and will research it.
- John site 446, site cleanup, can arrangements be made about cleaning up his site without being fined. Members in camp will clean up for nominal fees. We did the 2 weeks, and things were taken advantage of, so we cannot. Need to make arrangements for someone in camp to do the clean-up. Nothing was done because of electric & water project, but we will now enforce.
- Sandy Kupka site 167, Overlook bathrooms, and closing the door, at times it is left open to dry out the shower area. During the regular meeting, we indicated there would be no special

assessment. There will be no additional assessment, no special i.e. the compressor. It was proposed that we would pay \$380 continually; we cannot as we are not for profit. We can adjust the existing loan, and add projects as needed. What does the remodel include: 5-6 minutes have been done, plan by the architect. We can post the plans in the office. Redoing closets, insulation, floor, and ceiling.

- Mary Wroblewski site 168, on the referendum will it be clear that the LOC will be extended? Yes. Eddie read the referendum that will be mailed. Pontoon, is that a guest? No, it's a member. Why are we making special accommodations? We need to check with Samantha.
- Marty Ceranowski site 557, use the area by the road as a temporary place. With a charge, then everyone is happy. Last year we charged a visitor \$5 a day
- John Jones site 446, when we want office things done, we have to wait for Samantha. Things are being transitioned. She is off Thursday & Friday, when is she here? Part time. Things are being transitioned.
- Randy Disterhaft site 149. Did nominations go out? Electronic and mail have been sent. Not enough time to return by mail. Extend it out a week. Count is July 20, we will extend to Wednesday, ballots out by end of next weekend.
- Bill Walsh site 445, ballots at the counter, can be done that way. This is only the nomination process.
- Tim Moore, site 50. Has there been a schedule made to clean out the pit (retention pond)? We have not contacted him yet. Add to new business for next meeting.

- Motion made at to conclude the meeting: Julie Disterhaft
- Seconded: Roland Eisch
- Passed 7-0
- Concluded at 10:42

Members present:

500 Bob & Nancy Glaman
149 Julie & Randy Disterhaft
454 Roland Eisch
Host: Steve & Cheryl Wilson
165 John Smith
516 Florence & Eddie Baumann
446 John Jones
50 Tim Moore
84 Rich Marshall
556 Ceranowski
557 Ceranowski
141 J.L. Bach
168 Wroblewski
167 Kupka
485 Will Walsh
68 D. Kupka

169 Lindsay Wikel
404 Eddie Mallonen
152 Sue Whitaker
84 Pat Marshall