



**Board Meeting
June 19, 2021
Camp Delton Club Lodge**

Roll Call

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

Approval of Minutes – May Meeting

Motion made by: Audra Arndt

Motion 2nd by: Roland Eisch

Motion carried: All board members approved

Treasurer's Report

Contact Treasurer or Camp Office for Treasurer Report.

Correspondence – Vice President

- **None**

Directors Reports

- **Personnel – Brian Wachowiacz**
 - Has heard nothing but positive feedback from members about Camp staff.
- **Insurance and Bylaws – Sue Whitaker**
 - A committee meeting took place last Sunday.
 - Will share more during new business.
- **Buildings and Grounds – Roland Eisch**
 - Crew has completed lots of smaller projects including bush trimming.
 - A bathroom in Dells Village has been plugging up and they believe it is being deliberately done. Looking into auto shutoff valves.
 - Met with Mark from Mirror Lake Association and County concerning drainage repair.
- **Membership – Heidi Helm**
 - 5 sales were completed this past month. No memberships are currently for sale, but 3 should be coming up for sale.
 - Welcomed new member at Site 504 who attended the meeting.
- **Activities – Tammy Pfannerstill**

- Events next weekend – coffee/donuts in the lodge Saturday morning and crafts in the afternoon
 - 4th of July activities includes a pie eating contest, bike parade, hotdog lunch and raffles.
 - Large Connect Four, Jenga and Dice are available in the lodge for use.
 - The pickleball is getting a lot of use.
 - Events Memorial Day Weekend netted \$115.12 in profit.
 - Ducks boat ride is willing to pick up a group at the Camp.
- **Capital Improvements**
 - No report
 - **Office Manager – Carol Rochester**
 - Introduced office team that included Jean (full-time) and Lauren (part-time)
 - Unclaimed boats and other watercraft will be brought to an area around the lodge for a period of time and then disposed of
 - **Grounds Manager – Vince Klitzman**
 - Finished landscaping from water drainage projects.
 - Repaired water pipe leakage
 - Put up a book library unit.

Old Business

- A. Progress Report Dells Restroom/Laundry Facility (Roland Eisch)

Motion (Audra Arndt): Establish committee to include members by June 30 to investigate options for the Dells bathroom project.

Second: Lindsay

Discussion:

- a. Board will ask for committee to be established with updates shared at the annual meeting.
- b. The project timeframe, work that has already taken place for the project, and the pros/cons of the various options will be shared at the annual meeting for additional member input.
- c. This will not stop the research that is taking place on licensing and other options.
- d. Question was made as to whether we should have a mold test conducted since there has been water leakage. Board supported this for the well-being of members, though there is a risk they may shut the Dells bathroom facility down. If this is the case, we will need to get portable bathrooms for guest sites.

Vote: All approved

- B. Member Only Facebook Page (Heidi Helm)
 - a. Tabled
- C. Service Projects/Volunteering (Audra Arndt)
 - a. Sue Whitaker shared that she contacted the insurance and there are no problems with members volunteering if they are not paid.

New Business

- A. Results of the Rules and Regulations Meeting

- a. Bylaw changes will be discussed at the Annual Membership Meeting for approval by the members.
- b. A revised copy of the Rules and Regulations was shared with the Board. Most of the changes were cosmetic and non-material (i.e., updating Camp Host title to Office Manager, etc.)
- c. Motions included below to the Camp Delton Club Rules and Regulations

Motion #1 (Sue Whitaker): Approve cosmetic changes to the Rules and Regulations.

Second: Audra Arndt

Discussion:

- Unique motions on portions of the manual will be discussed separately.

Vote: All board members approved

Motion #2 (Sue Whitaker): Modify Section 3 – Structure and Grounds, General Rule 14 to read...

“It is the responsibility of the members to ensure their sites are cleaned by the second Saturday in June. Members are also responsible to maintain their site thru Labor Day. This includes, but not limited to:

- **Rake and bag leaves/pine needles. Bags are to be tied and placed in road at edge of your site for pick-up by the grounds crew. Please do not place any garbage in these bags. If the leaf vac is in operation, only dry leaves/pine needles may be raked to the road for pick-up. Please, no large branches or rocks as they damage the leaf vac. Watch the white board at the camp entrance for status of leaf vac. Leaves are not to be burned or raked off your site into the woods behind your site.***
- **Weed whacking should be done around campers, fire pit, decks etc.**
- **Removal of any trash and/or unused broken furniture and other materials that are sometimes left behind a member’s camper.**
- **Washing the outside of the camper, as well as the roof to remove any green moss, dirt, branches, pine needles etc.**

If any member feels a site is not in compliance, they may submit a written inspection request form stating their concerns. The request form is available in the lodge. A member of the board or its designated representative will respond to the request and do a visual inspection. If the site is found in violation, a person contracted by the board of director will clean the site and the member will be assessed appropriate charges, including any fines. Due to liability, if the camper must be washed, a minimum of \$300 will be billed as the camper must be hand washed.”

Second: Audra Arndt

Discussion:

- A proposed inspection report was provided. Changes to form were agreed upon and included noting which board member inspected the site. Pictures would be captured of sites in violation.

- Questions were raised about the \$300 fee for washing trailers. The Camp would be the member and pay the respective entity that cleaned the trailer.
- A friendly amendment motion was made by Sue Whitaker, seconded by Roland Eisch, and approved by all that included updated language to include no large sticks, branches or rocks as they damage the leaf vac as well as some minor changes to come of the verbiage of the section.

Vote: All board members approved

Motion #3 (Sue Whitaker): Modify Section 2 – Campgrounds and Campsites, Club Lodge item 4 to read...

4. All signs, billboards, and/or advertising of any kind with commercial or politically motivated intent are prohibited. Exception would be: (1) temp contractor signs posted while the project is being worked, with the understanding the signs MUST be removed immediately upon completion of the project and (2) signs at the lodge approved by the Office Manager.

Second: Roland Eisch

Discussion:

- Clarification was provided clarity to what was meant by signs in the lodge.

Vote: All board members approved

Motion #4 (Sue Whitaker): Modify Section 3 – Structures and Grounds, General Rules, Item 4 to read...

4. From the water connection to the member’s camper and from the electrical connection to the member’s camper is the responsibility of the member if there are issues, problems or repairs. Camp Delton is responsible for any type of repair up to and ending at the meter pedestal and the water spigots. Members are responsible to ensure that “back-flow” valves are put back on their spigots when the water is turned on for the season. If a county or state inspector fines the camp for missing back-flow valves, the fine will be assessed evenly between all sites cited for a missing back-flow valve. Under no circumstance should a member tamper with the water or electrical equipment owned by the camp or another member*

Second: Audra Arndt

Discussion:

- Friendly amendment was made to the original language in the motion by Audra Arndt, seconded by Roland Eisch, and approved by all board that include some grammatical changes and the inclusion of “or another member” at the end.

Vote: All board members approved

Motion #5 (Sue Whitaker): Modify Section 3 – Structures and Grounds, General Rules, Item 16 to read:

16. All garbage, litter and other waste materials must be put in the dumpsters located near the maintenance shed. Both recyclable and regular trash dumpsters are available. No Electronics or batteries of any kind are to be disposed of in ANY camp provided dumpsters. No items are to be set between the dumpsters or along the fence: It is the member’s responsibility to inform their contractors not to put

any construction material in the camp dumpsters. If a member wants to dump construction material in the dumpsters and it fills the dumpster, they must pay a \$100 dumping fee. See the office for further information on how to dispose of large item such as furniture, mattresses, grills, tires, etc. Large items put in dumpster without prior approval are subject to a fee and fine.* .

Second: Audra Arndt

Discussion:

- A friendly amendment was made by Audra Arndt, seconded by Roland Eisch, and approved by all that made some grammatical changes to original text of the motion as well as the addition of batteries and tires to the prohibited garbage items.

Vote: All board members approved

- B. Member Expulsion for Non-Payment of Dues (Audra Arndt)
 - a. Moved to a closed board meeting that will take place after the regular board meeting.
- C. Election Update (Lindsay Wikel)
 - a. Paper ballots are ready to be picked up and will be mailed out Monday.
 - b. 11 nominations came in and 6 members accepted their nominations.
 - c. Election closes at 5PM on Friday, July 16, with ballot counting taking place at 7 PM in the lodge.

Audience to members

1. *Site 504* – Shared that they will be leaving before the season is over to return home and asked what to do about their anti-siphon valves if their place is winterized early (Answer - shared the office will keep a list of those sites that are winterized early in the event there is an inspection).
2. *Site 446* – Asked for an update on the monitoring and enforcement of site cleanups as well as why it was up to members to report sites in non-compliance. (Answer- Board shared that they would inspect sites by the end of the weekend. Members may report sites ongoing via the complaint form located in the lodge).
3. *Site 557* – Asked if a capital improvements committee still existed (Answer - Board shared that it no longer exists. Also asked why we have a fund for capital improvements if a committee did not exist).
4. *Site 117* – Requested that brush is trimmed around the road to the dumpster as visibility on the road has reduced. (Answer - Board shared that this will be taken care of as well as the area around the pool).
5. *Site 68* – Asked if we have done an audit. (Answer - an audit will take place July 31st at 9 AM in the lodge). Also encouraged that we continue the capital improvements committee as members are interested,
6. *Site 149* – Asked for an update on the list of sites not in compliance that she shared with the Office Manager (Answer – Board will investigate it). Also asked why we are not using a fund for the activities committee (Answer – Activities Committee is using money raised to improve activities including tables at the pavilion, new equipment, etc.)
7. *Site 446* – Stated that activities funds should go to repair and replace existing playground equipment (Answer – Activities Director will investigate it)
8. *Site 149* – Asked who ensures people have hang tags visible in vehicles (Answer – compliance verified during safety checks including guest vehicles). Also asked about fines (Answer – fines are not listed for this violation, and it will be discussed within the rules committee)

9. *Site 68* – Asked about fines for other violations too. A verbal warning should exist before a fine is levied.
10. *Site 50* – Encouraged that we investigate getting a new leaf vac (Answer – will conduct cost research and put on future agenda)
11. *Site 446* – Asked about chronic offenders of noise during quiet hours (Answer – encouraged members to report violations)

Brian Wachowiacz wished to thank whoever put flower baskets by the pool and are maintaining them.

Motion to adjourn (Roland Eish): Second (Lindsay Wikel). All in favor.

Members present:

	BERZILL, MARK SR & WIKEL LINDSAY-#169
	CERANOWSKI, CHRISTINE - #556
	CERANOWSKI, MARTY & BARB - #557
	DISTERHAFT, JULIE & RANDY - #149
	EISCH, ROLAND/DALSOREN, BEN - #434
	GITTER, CHERYL - #504
	HELM RICK & HEIDI - #119
	HELM, RICK & HEIDI - #118
	HERMAN, EUGENE & BEA - #117
	JOHNSON, ERNEST & LEE ANN - #301
	KOSANKE, CYNTHIA - #075
	KRASEMANN, RAYMOND & TRACY - #417
	KUPKA, DEBRA & PFOTENHAUER, SALLY-#068
	MOORE, TIM & LINDA - #050
	MOOREN, CELENA & WILLIAM - #011
	PAYNE, LAUREN - #442
	SHEATS, RICHARD & ANITA - #173
	SHEATS, RICHARD & ANITA - #174
	STEWART JOE & JESSIE - #014
	SWANSON/JONES - #446
	SZUK, RAEL & NICK - #520
	WACHOWIACZ, BRIAN & CONNIE - #077
	WHITAKER ADRIAN & SUSAN - #152
	ZICK, MARK & ARNDT, AUDRA - #033