



## Board Meeting June 22, 2019

### Roll Call

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

Excused: Cheryl Sorenson,

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### Approval of Minutes – May, 2019

Motion made by: Lindsay Wikel

Motion 2<sup>nd</sup> by: Julie Disterhaft

Motion carried: All Board members approved

### Treasurer's Report

#### Contact the office for a copy of the Treasurer's Report

### Correspondence – Vice President

- Letter from Site #420 Jerry & Lisa Sormrude stating that Vince and his crew are doing a great job, the camp has never look better.
- Letter from site 173 & 174, Anita Sheats, stating that the Roberts Rules should be enforced at the Board Meetings. She felt that as a member of the campground, she would appreciate it if we could hold our meetings with the proper decorum.
  - Bob responded that yes they got a little "loose" and we are working correcting it.
- Email from Bill and Celena Mooren, stating that they found it absurd and ridiculous that their gate keys were locked out for both site because of a \$50 fee for one site. They Raised several other concerns:
  - The camp rules and regulations continue to become more unfriendly and un welcoming over time
  - Rules are broken in front of board members and office employees with NOTHING being said.
  - Gate broken for SEVERAL weeks making it unsafe for the members
  - Kids in pool during "quite time"
  - Being told beer not allowed in pool when it happens all the time and nothing is said to those members/guests.
  - One of the men's bathrooms at our public location has been locked and waiting to be fixed and unusable since we purchased our first site about 6 years age.
- The last correspondence was a private letter to the board regarding their failure to pay their dues.

### Directors Reports

- Personnel – Julie D.
  - Wanted to thank teams for working to get camp up and running. Have gotten so many complements on how well the crews are doing.
  - Office staffed with a group that has gotten many complements already this year.

- It is with great regrets that I inform you that Samantha has put her resignation in effective July 18<sup>th</sup>. The reason will not be disclosed unless Samantha discloses it.
- I will be working with Sue to plan an “employees appreciation luncheon “ to which all members will be invited to. Information will be forth coming.
- Insurance and Bylaws – Lindsay W.
  - Has a rules and reg meeting on June 8<sup>th</sup> to discuss Insurance liability for contractors. We felt the camp has no obligation to verify insurance coverage if a member wants to utilize a contractor in camp at their site. Proof of insurance for campers. We will not enforce insurance but bear in mind that if something is to happens, it will be your responsibility to get resolved.
  - Has set up a meeting with our camp insurance to go over our coverage.
  - We will be reviewing the winterizing process currently in use.
  - E-Bikes - no insurance issues so no problem being utilized in camp.
  - We are currently working on a “contact form” for members to use if they have something they want to talk to the board about other than a complaint and the director is not available.
  - I am proposing a motion to be made at the Annual Members meeting in July. The jest of the motion will read as follows:

"I would like to make a motion, to have added to the current expulsion policy listed in the rules and regulations document, in regards to members who hold multiple sites. If one of the sites is eligible to be expelled, the second membership will fall into a status of bad standing. The status of bad standing will stand on the secondary site until the expelled membership has sold."

- Buildings and Grounds – Roland E.
  - We received a quote of \$788.17 to replace the gate heater which is causing most of the gate down time. A discussion followed and Eddie said we had the money in the gate budget and get it ordered and installed.
  - Added gravel under stairs to prevent erosion.
  - Eddie said we need to reach out to Allen Steel to see if they have a start date for the road repair. We will need to notify members when we have a start date.
  - Discussion regarding the 30 yarders and the members abusing what they are putting in it. We had trucks coming in with stuff being put in the dumpster. Large pieces of furniture should be broken down. Bob stated we may have to look into where members can take their “stuff” because this is becoming a safety issue with our grounds crew having to go into the dumpster to “off-load” the excess into another dumpster.
  - AC issue was because someone broke the cover to the thermostat in the ladies room and turned the heat up to 90 and it was causing the AC in the clubhouse to turn off.
- Membership – Wayne
  - 5 memberships sold. We have only 12 sites left for sale, the lowest in the last 10 years.
  - Past due is causing a \$20,000 shortfall in the budget.
  - Complaint process identified in the rules and Regs. Most members want to complain but not fill out the complaint form. Response is “if it’s not on paper-it did not happen and we cannot take action.
  - Had a membership meeting and only one member showed up. Wayne stated that when he is in camp he will talk to any member. Sue stated she would get more cards made and available to members with his cell number on it.
  - He stated he needed some work done and he took several of the business cards available at the front desk and was told by the contractors that they are too buzy and were not taking any new business. Wayne suggested that those cards be pulled and held. He stated that some of the business cards we have available at the front desk
  - Someone stopped him in the parking lot and asked how many people you can have on a membership. Sue informed him 3. There seemed to be some confusion about the issue. The member wanted to know how many gate cards you can have. Wayne was informed they could have up to 4. Julie reminded everyone that your guests can “rent” a gate card for \$20.00 refundable when the card is returned. Sam let everyone know the

card is only good for 2 weeks. If not returned in 2 weeks, they are deactivated and the \$20.00 is no longer refundable.

- Activities – Sue
  - July 4<sup>th</sup> weekend I was planning a Margarita and Nacho Bar in the pavilion on Thursday, July 4<sup>th</sup> from 1 pm to 3:30 pm or 12:00 to 4:00
  - Then on Saturday, July 6<sup>th</sup> at 10:00, I would like to have a bike parade for the kids. Bring your children/grandchildren to the clubhouse parking lot and help them decorate their bike. With the assistance of the parents, we will walk down thru dells village and royal oaks village then back up thru overlook village. Sorry wilderness I think the hill might be a bit too much. Maybe next year we will plan on decorating in wilderness and having the parade thru only that village. We will finish in the pavilion for hot dogs, chips and juice & present prizes to all the kids.  
Next on July 20<sup>th</sup>, a night at the Palace dinner theatre for a performance of Mamma Mia!! Details about the event is on Facebook and on flyers all over the lodge. I have guarantee 15 attendees and have already paid the 50% deposit. So if you would like to join us, please sign us in the lodge.
  - Reminded everyone about the Arts and Craft Fair next Saturday
- A discussion followed as to the electrical issues in the clubhouse during the Pancake breakfast. The conclusion: If we plan future events in there, we may have to look in the electrical issues.
- Capitol Improvements
  - Will have to look into putting a new roof on lodge. Being held for a future meeting.
  - He also chimed in with the fact that the lodge electrical was not designed for multi items plugged into the outlets.
- Operations Coordinator
  - Samantha has informed the office help to keep an eye when children are in the pool as she have observed parents being on their phones and not paying attention to their children in the pool.
  - News letters are finished and out. There are copies available on the counter
  - Please keep your information, such as address, phone numbers and email address, current. Check to make sure our email is not going into spam folders. Everyone knows when your dues is due. If you don't get your invoice, please contact us and we will forward another one.
  - Sam then gave an overview of the Office income.
  - Last, a member called the office about a large snake in their yard. The office called the grounds guys but no one showed up. She asked what should be done. Should we call Animal Control?? Bob said by the time animal control got here, it would be gone. Roland make the if this happens again. The general consensus is that there are no poisonous snakes in this area and there is nothing we can do except try to scare it into the woods. Roland compared it to a deer being in your yard. Animal Control will do nothing unless it is a threat.
  - Members were also reminded that Pickett paving will be in camp during the Wilderness project and will be offering discounts to members for paving work at their sites.
- Grounds Manager
  - One water leak repaired
  - Just trying to keep up with the weeds, landscaping and mowing sites.
  - Eddie asked about the status of the silk pond in wilderness. Vince will all again.

#### Old Business

- Water drainage/roadwork in Wilderness was discussed at the beginning of the meeting. to repeat, Vince or Roland will check with Allen Steel to see if they have a start date.
- Nominations for the three board positions. Bob gave his report:
  - 15 nomination forms received in ballot box, 5 received thru survey monkey for a total of 20 nomination forms received. One was voided as it was submitted by a member not in good standings leaving a total of 19. There was a total of 8 nominees on the 19 nomination ballots. 4 declined the nomination, 4 accepted the nomination. The 4 that

accepted were: Roland Eisch # 434, Julie Disterhaft #149, Rich Marshall #40 and Brian Wachowiacz #77. Samantha said the ballets will be out by Monday. The cut-off for their return will be July 18, 2019 at 5pm. Bob stated this would give us plenty of time to get everything in the ballet box and ready to be counted on Friday.

- Eddie provided some additional information regarding MB&E. They currently process our payroll and do all our tax preparation. They have been contacted to provide us with an estimate as to what it would cost for them to take over all accounting duties for the camp. Heather is our rep and she sat down with Sam to get an idea of what our process included and what support we would need. If we decided to hire another bookkeeper, they would be in a position to train that person. They estimated the cost would be \$85.00 dollars an hour and would require 5 hours a week during the season and a lot less time during the off season. They would streamline the operations, converting most to electronic processing. Saving we would see are: no worker comp, no vacation time, no ot, no medical or unemployment. If Heather were to quit, MB&E would send in a qualified replacement.

### New Business

- Expulsions: we currently have 6 members to be expelled due to nonpayment of dues, fines and elect assessment. Currently 1 person has paid about 1/3 of his balance, 1 has paid ½ and will pay the remainder on July 15 and 1 is waiting for a loan and will pay balance at that time. In accordance, all 6 must be expelled and they will have 30 day to bring their account up to current status and appeal their expulsion. John Orton, our attorney is currently reviewing our expulsion process and upon notification from Eddie, will issue expulsion letter to 3 of the 6 members to be expelled. The 3 making the effort to pay we will hold off on so they do not also incur attorney fees. The other 3 will get the attorney fees added to their invoices. Julie asked why they waited so long to contact us with their issues. A discussion followed and the conclusion is that we don't know why. Wayne asked about the members still owing \$100 or less. Eddie said they were locked out and they will be assessed with late fees. He felt it was ridiculous to add attorney fees to a \$25.00 fine. Julie reported one member came in and paid their dues but said he was not going to pay late fee, stating "take it or leave it". Eddie also stated that this would be the last year. Next year everything will be processed in accordance to the Rules and Regulations. This was one of the benefits that MB&E stated that we will have the capability to send out monthly invoices reminding members that they have only until April 15 to pay their dues balance or face expulsion in June.

***Eddie made a motion to expel the 6 members on the list. Roland seconded. Bob asked if there was any additional discussion, there was none. He asked for a vote, and the motion to expel the 6 members was passed.***

### Audience to members

- Site 446, John Wants to know why we don't invest some money to update the restrooms in the camp. The mirrors in the men's restroom in Wilderness has been broken forever and is a safety hazard. John stated he heard that the board disapproved the updating of the restroom. Eddie informed him the bid to update came in after the 2019 budget had been approved and it was in the 2020 budget. A lengthy discussion followed regarding the shape of the bathrooms. Julie presented a complaint regarding the shower curtains and the fact that they should be changes monthly. She suggested member have restroom in their campers and if the current status offends you might consider using the ones in your campers until we can figure out what to do with the status of the restroom. Vince stated they have been trying to upgrade the restrooms. The budget will be reviewed to come up with a plan for fixing the issues in the restrooms.
- Site 443 Judy, asked for clarification of Wayne's figures of \$20,000. He stated that it included the 6 and the add'l lesser amounts. What is being done to clean up the pier area in wilderness, it looks like a bomb exploded. She stated weeds, abandoned equipment, ground erosion, the shed. She stated the is an eye sore and the Mirror Lake Assoc will bring it to our attention. Roland stated that there has just not been enough time to get down there. The shed that is

there is being removed and a new one is just waiting to be installed. The erosion is very bad and Roland said the water that is causing the erosion should not be running across our property. He said a ditch needs to be dug to reroute the water. We have a plan in place, just not the time right not and the wetness of the ground precludes us to work there. Judy say as long as the work is in progress, she is satisfied with their responses.

- 446 John The walk trails in Wilderness need lots of care. There are rock washed out and need to be replaced and the weeds are taking over the path so it needs lots of weed killer. Bob asked Vince to add this to the list. John asked about the possibility of asphalt and was told NO . Bob stated this would just create more water issues.
- Sam, Office Coordinator said she has gotten questions if a member has to be on the Membership agenda to speak or make a motion. The general consensus is No, members can present anything at the meeting. After a lengthy discussion the decision was that we will look into it and let member know.
- 446 John He was in the pool and some boys were throwing a nerf type football and he felt it was unsafe. He believed the pool rules only allowed "swimming noodles" in the pool. Again a lengthy discussion with members stating they have been here 15 years and there was no restriction. The office staff said they will continue to monitor the pool and stop any unsafe activities. John said kids remain in the kiddie pool during quite hours. He was questioned if he meant adult swim and he said yes. Julie stated that this should be brought up at the annual meeting to clarify if it meant the pool area or just the main pool. Eddie quoted the rules and regs which state they cannot be in the main pool. John was informed to be at the annual membership meeting to bring this issue up with all the camp members.
- Bob brought up that we did have an agenda for the annual meeting last year and he felt if someone wants to bring something up, they should get on the agenda for any items of interest they want to discuss or for any motions they want to present.

Motion mad by Roland and seconded by Julie to adjourn the meeting at 10:20. Motion Passes.  
Next Board Meeting and the Annual membership meeting July 20<sup>th</sup>, 2019.

Respectfully submitted:

Sue Whitaker, Acting Secretary

Members present:.

487 Metz  
169 Wikel  
142 Stauffer  
404 Mallonen  
484 Wil Walsh  
173 & 174 Sheats, Anita  
12 Pete Kuntz  
84 Rich Marshall  
434 Roland H. Eisch  
50 Tim Moore  
443 Judy Walz  
149 Disterhaft  
152 Whitaker, Sue  
446 John Jones  
77 Brian Wachowiacz  
417 Ray & Tracy krasemunn  
51 Ron Usedom  
50 Glaman