

# “AROUND THE CAMPFIRE”

Woodland Camp Newsletter

Web Site: [www.woodlandcamp.net](http://www.woodlandcamp.net)

Email: [woodlandcampground@onawave.net](mailto:woodlandcampground@onawave.net)

## CHILI COOK-OFF



Pictured from left to Right, Pam Standley was the first place winner. Kathy Fenceroy won second place and Rod Klein took third place. Thanks to everyone who entered the cook-off and the judges. After the cook-off we sold the chili for \$2.00 for all you could eat. We were able to raise \$150.00.

## NOTICE

**NO CREDIT CARDS WILL BE ACCEPTED BETWEEN OCTOBER 15th OF 2010 THROUGH APRIL 15th OF 2011. WE WILL NOT BE TAKING CREDIT CARDS THIS WINTER!**

## SECRETARIES REPORT

Secretary Klein read the minutes of the August meeting.

Kevin asked if there were any corrections, subtractions, or additions to the minutes as read. There were none.

Motion to accept the minutes as read by Pam Standley, Second by Katherine Oliver, motion carried.

## TREASURER REPORT

Treasurer Hollerup gave the Financial Report.

Kevin asked if there were any corrections, additions, or subtractions to the Finance Report. There were none.

Motion by Katherine Oliver to accept the Finance report as presented. The motion was seconded by Pam Standley. Motion carried.

## COMMITTEE REPORTS

Kevin reported that we are currently looking for a representative from the Board to head the Covenants Committee. He added that we hope to have the Committee completed by the spring of the next camping season.

## ASSOCIATION MEETING OCTOBER 10, 2010

Meeting called to order at 11:30 AM by President Kevin Rutherford. Kevin requested that everyone turn their cell phones off or silence them.

Kevin led the Pledge of Allegiance.

Kevin announced that the meeting was being recorded and asked if there were any objections. There were none.

Board Members present were President Kevin Rutherford, Vice President Steve McQuinn, Secretary Rod Klein, Treasurer Ron Hollerup, Directors John Schumacher, Pam Standley, and Mike Ahrens. Director Gary Belt was excused.

**HALLOWEEN ACTIVITIES**

**COSTUME CONTEST**



Hannah Williams and Hadley Autera took most original in the 4 to 10 year olds.



Kristin Huey won most original in the 11 to 16 age group.



Jessica Edison took the cutest in the newborn to 3 years age group.

(Continued from page 1)

Kevin also stated that we need to get going on getting the Covenants done.

Rod thanked all of the volunteers who helped with the activities this year. He also thanked the Association for participating in the activities. Kevin added that none of the activities get done without our volunteers, **THANK YOU!**

Kevin reminded us that the Social Fund started out this year at a zero balance because we used the Social Fund to pay for the remodeling of the Bathrooms. He added that what Rod, and whoever volunteered to help Rod, did with Activities this year shows up on the Finance Report under the Social Fund. Kevin also stated that Rod just don't do activities. He explained that Rod does the Newsletter, the minutes of all the meetings, he writes letters as needed and he does the paperwork for the Church. Kevin ended by saying that when Rod asks for help it isn't because he wants to go sit at the river but that he really needs help.

Rod thanked everyone, again, who has helped him this year. He added that he also thanks everyone who participated in the activities ! Rod said that without the volunteers, and without the members participating in the activities, he could not do his job! **THANKS AGAIN TO ALL!!!**

Kevin stated that Gary Belt has the flu and is unable to be here. Kevin added that Gary has been working on getting bids for doing something with the roads and if any one would like any information they can get with Kevin after the meeting. Kevin added that we wouldn't be doing anything with the roads this year.

**OLD BUSINESS**

Kevin reported on the Wind Turban. Kevin explained that we have a meeting set up for the 13th of next month with some investors. Kevin added that if anyone is interested in attending the meeting they need to contact a Board member and we will let you know when and where the meeting will be.

(Continued on page 3)

(Continued from page 2)

Kevin reminded everyone that we will not do anything without keeping the Association informed. He added that nothing will be done over the winter without the Association being contacted. He also said that if we have to send out a special flyer we will. Kevin ended by saying to watch the mail and if you don't receive anything from the campground you can count on nothing is going to happen until we come back next year. Kevin said that he can guarantee that nothing will happen without having it approved by the Association.

Kevin asked Don Price if he would like to read his motion. Don said that Kevin could read it. Kevin read the motion. The motion by Don Price is: To make the fire balloons illegal and banned from the Park. Whoever is caught will be assessed the proper fines and or removal from the Park, or if not a property owner removed permanently. Motion was seconded by Gary Musgrove, Blk. 15, Lot 120. There was a discussion. The motion was re-read. There was additional discussion. The motion was re-read again. Motion failed.

Kevin reminded us that **NO CREDIT CARDS WILL BE ACCEPTED BETWEEN OCTOBER 15th OF 2010 THROUGH APRIL 15th OF 2011. WE WILL NOT BE TAKING CREDIT CARDS THIS WINTER!**

Julie Petts, Blk. 7, Lots 12 & 13, asked how many Board members we have at this time. Kevin reported that we currently have 8 members. He added that we, the Board, removed one of the

members at our last Board meeting. He added that we have offered the open slot, on the Board, to the next highest vote getter which was Ed Cox. Kevin added that Mr. Cox has until the next Board meeting to accept or deny the appointment. The next Board meeting is Nov. 13th. There was a discussion.

Linda Congdon, Blk. 9, Lot 35, stated that Robert Rules of Order talks about confidentiality of the Board. She added that it states that if you are a member of the Board you know that Board meetings are considered confidential. There was a discussion.

Linda wanted to know why the Board removed Joni from the Board for breaking confidentiality and we have a male member of the Board who has broken the confidentiality clause. She asked why we did not take the same action against him. There was further discussion.

Kevin said that he will guarantee that if any Board member breaches the confidentiality clause, and has signed a confidentiality agreement, it will be taken care of. Kevin added that all Board meetings are confidential until the minutes are approved. Linda asked if the Board would look into the rumor. Kevin said that we would look into the rumors. There was more discussion.

Kevin asked if there was any other Old Business. There was none.

### **NEW BUSINESS**

Kevin reported that the Association has donated \$200.00 to

each, First responders of Little Sioux and the Mondamin Volunteer Rescue.

Kevin explained that Coberly Accounting has changed hands.

Kevin continued by reporting that Coberly Accounting is now Loess Hills Accounting. He added that he has had a nice talk with the new owner and she guaranteed him that nothing has changed except the name. However, she said that we were going to have to do something about everyone calling them when ever they have a problem or questions. Kevin told her that there are only five people who can contact the Accountant to get information. Those five people are Katherine Oliver, Margaret Shepard, Kevin, Ron Hollerup, and Mary Francis. Kevin added that anybody who has any questions need to either contact one of the five people or a Board member.

Kevin explained that we need to replace the current gate system. He reported on the bid to change over to a credit card type gate system. He said that if we do it now it would cost a total of \$19,000.00 to change everything except the electrical system. He also said that if we wait it would cost more. He added that he is asking the Association for their approval to go forward with changing the gate system.

Chris Thacker, Blk. 9, Lots 62 & 63, said that he may be able to get us a better deal on replacing the gate system. Kevin said if he could get us a bid we would take a look at it and if we could save some money we would be grateful.

(Continued on page 4)



**(MORE HALLOWEEN PICTURES)**

(Continued from page 3)



Vickie Glaubis took the cutest in the 17 through Adult group.



Albert Reed, pictured with owner Stacy Reed, won the pet category.

Andrea Dollen, Blk. 14, Lots 37 & 38, said that she does that sort of work and could possibly also get us a better deal.

Kevin asked if we wanted to proceed with replacing the gate system. There was more discussion. Kevin said that he would like to see us put a cap of \$20,000.00 on the project. There was more discussion.

Katherine Oliver moved that we go forward with replacing the gate system within the \$20,000.00 cap. The motion was seconded by Randy Forinash. There was more discussion. Motion carried.

There was a discussion about replacing the fence around the campground.

Kevin explained that the Association owns a lot in Blk. 5, Lot 47, that is useless. He also explained that the Association voted that we can not sell a lot for less than \$1,500.00 minimum bid. There is a member who would like to have the lot but will not pay the required \$1,500.00 if he has to pay to remove the trees so the lot would be useable. Kevin added that as a Board we would like to offer it to the property owners, on either side of the lot, for the highest bid. We could open it up for bid to the whole Association or we could leave it as it is. Kevin explained that we need to get the lot back into the dues structure. Right now we are paying the taxes and maintaining the lot and we are not receiving any revenue from the lot. If we open it up to the highest bidder the new owner would

also be responsible to remove the trees if they choose to have the trees removed. There was a discussion.

Motion by Matt Ketelsen, Blk. 7, Lots 49 & 50, second by Lois Hollerup, Blk. 7, Lots 43—47, to offer Lot 47 in Blk. 5 to the neighbors for the highest bid. There was a discussion.

There was a discussion on voting for the motion at the next meeting. It was decided that we would vote for the motion at the May meeting.

Kevin thanked everyone who has helped out the park this year, volunteers, employees, or anyone who has helped out this year. Kevin said, Thank You, Thank You, Thank You!

Kevin said that we have had a good year and he wishes that everyone has a happy and safe winter.

Michelle Huey, Blk. 9, Lots 79—82, suggested that a group of members get together to make a plan of action of what needs to be fixed. She explained that if we have some sort of a plan of action we could set the money aside to make the necessary repairs, as needed, instead of having to come up with the money, all at once, in order to make emergency repairs. There was a discussion.

The 50/50 drawing was won by Katherine Oliver. She won \$17.00, and donated it back to the park. Congratulations, and **THANKS**, Katherine!

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According to the sign-in sheets there were 59 Association members in attendance. However, the room was full of Association members. Just a reminder, if you don't sign in you don't get counted. **PLEASE REMEMBER TO SIGN IN WHEN YOU ATTEND THE ASSOCIATION MEETINGS.**

Motion by Ed Cox, second by Katherine Oliver, to adjourn. Motion carried.

Meeting adjourned at 12:45 PM.

Minutes respectfully submitted by Rod Klein, Secretary.

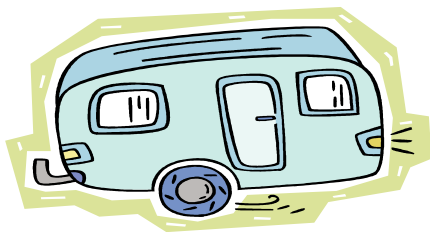
**CREEPY THINGS**



**HOME MADE ROOT BEER ANYONE?**

**THE DOLLEN FAMILY BROUGHT THE FIXINGS FOR HOME MADE ROOT BEER TO THE HOT DOG ROAST. IT REALLY TASTED GOOD! THANKS TO EVERYONE WHO TOOK THE TIME TO COME TO THE CAMPGROUND ACTIVITY!**

There are more Halloween photos on the Web.



**HAVE YOU HEARD**

No one has revealed any information which has led us to the person, or persons, who was kind enough to donate the chainsaw to the maintenance department. Therefore we could not pay out the reward of \$30.00.

We would like to thank Randy and Judy Forinash, Block 8, lots 1-4, for donating the chainsaw! It sure came in handy this year! Thanks again!!

**MOST SCARIEST**



Christopher Williams was the scariest winner of the 4 to 10 year age group.

**SMELLS FISHY TO ME!**



Wilber, (Tinker), Keller frying fish for the annual Keller fish fry at Woodland Campground! Thanks to Tinker, Leslie, and their crew for putting on the fish fry every year!

**COSTUME JUDGING**



All lined up for judging. If you were not at the campground on Oct. 2nd you missed a great time. There was over 150 entries in the costume contest and probably as many golf cart entries. The campground awarded over \$200 in prize money from the Social Fund. Thank to all for coming out!



**Woodland Camp Association**  
**Statement of Assets, Liabilities and Fund Balance - Cash Basis**  
September 30, 2010 AND 2009

**ASSETS**

	<u>2010</u>	<u>2009</u>
<b>CURRENT ASSETS</b>		
BW Money Market	\$ 28,536.63	\$ 16,624.04
BW Playground Fund	1,130.77	1,130.77
Checking - Woodland	21,216.61	27,343.66
Checking - Woodland:Maintenance Fund	3,219.31	0.00
Cash on Hand	300.00	300.00
Hi Performance Fund	1,232.19	1,229.98
Social Fund	3,060.04	11,691.28
CD - Bank of West	38,215.49	36,694.11
Tier One CD	0.00	22,677.75
	<hr/>	<hr/>
<b>Total Current Assets</b>	96,911.04	117,691.59
<b>PROPERTY AND EQUIPMENT</b>		
Building Improvements	126,050.31	108,714.57
Accum Depr - Building Improv	-58,340.27	-55,333.27
Campgrounds	458,843.20	458,165.27
Accum Depr-Campgrounds	-315,148.00	-291,528.80
Office Equipment	8,536.53	8,195.21
Accum Depr. Office Equipment	-7,293.00	-5,464.00
Shop Equipment	74,985.99	51,559.76
Accum Depr - Shop Equipment	-50,904.08	-49,917.28
	<hr/>	<hr/>
<b>Total Property and Equipment</b>	236,730.68	224,391.46
	<hr/>	<hr/>
<b>TOTAL ASSETS</b>	<u>\$ 333,641.72</u>	<u>\$ 342,083.05</u>

**LIABILITIES AND FUND BALANCE**

<b>CURRENT LIABILITIES</b>		
Prepaid Dues	\$ 4,966.36	\$ 3,777.30
BW Water System Loan	23,173.24	40,333.28
FUTA Tax Payable	377.80	348.14
Iowa State W/H Payable	1,037.00	955.00
Payroll Liabilities	1,776.46	1,634.98
SUTA Tax Payable	2,994.64	2,154.72
	<hr/>	<hr/>
<b>Total Liabilities</b>	34,325.50	49,203.42
<b>FUND BALANCE</b>		
Fund Balance	292,879.63	292,805.42
Net Income (Loss)	6,436.59	74.21
	<hr/>	<hr/>
<b>Total Fund Balance</b>	299,316.22	292,879.63
	<hr/>	<hr/>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u>\$ 333,641.72</u>	<u>\$ 342,083.05</u>

**Woodland Camp Association  
Statement of Revenues & Expenses - Cash Basis  
For the Month and YTD Ended September 30, 2010**

	<u>Month Ended Sep. 30, 2010</u>	<u>Year to Date Sep. 30, 2010</u>
<b>Revenue</b>		
Dues - 2009-2010	\$ 0.00	\$ 139,840.00
Membership Dues - Prior years	0.00	114,820.00
Pool Assessment	0.00	80.00
Water Assessment	0.00	17,160.00
Transfer Fees	175.00	1,350.00
Mowing Charges	30.00	2,370.00
Electricity Fees	0.00	8,720.00
Overnite Camp	783.40	6,394.97
Propane Sold	1,096.75	6,663.95
Rock Sold	797.50	3,467.95
Ice Sold	488.10	2,755.22
Gate Keys	40.00	565.50
Late Fees	0.00	9,549.79
Lot Sales	0.00	3,025.00
Misc. Income	339.95	3,069.38
<b>Total Revenue</b>	<u>3,750.70</u>	<u>319,831.76</u>
<b>Cost of Goods Sold</b>		
Propane for resale	530.25	4,716.48
Ice Bought	275.28	2,131.59
Gravel Bought	0.00	4,346.57
<b>Total Cost of Goods Sold</b>	<u>805.53</u>	<u>11,194.64</u>
<b>Gross Profit</b>	2,945.17	308,637.12

**CONGRATULATIONS**



John and Mary Schumacher took first place in the Auto Show at the recent Apple fest in Woodbine. The Corvette is a 1980! Good going guys!

**GOLF CART WINNER**



Kevin West from Blk. 5, Lot 72. Congrats Kevin!

**Woodland Camp Association**  
**Statement of Revenues & Expenses- Cash Basis**  
For the Months Ended September 30, 2010 AND 2009

	<u>1 Month Ended</u> <u>Sep. 30, 2010</u>	<u>1 Month Ended</u> <u>Sep. 30, 2009</u>	<u>YTD Ended</u> <u>Sep. 30, 2010</u>	<u>YTD Ended</u> <u>Sep. 30, 2009</u>
<b>Operating Expenses</b>				
Advertising & Promotional	0.00	0.00	396.00	20.30
Auto/Truck Expense	0.00	0.00	807.91	150.84
Bad Debts	0.00	1,106.54	13,224.41	16,491.50
Bank Service Charges	0.00	0.00	1,032.34	4.00
Contributions	0.00	200.00	0.00	200.00
Contract Labor	0.00	75.00	700.00	1,125.00
Depreciation Expense	29,442.00	30,785.00	29,442.00	30,785.00
Insurance Expense	0.00	0.00	14,237.37	12,156.04
Interest Expense	97.68	133.21	1,342.05	1,927.42
Licenses & Permits	0.00	135.00	385.00	2,135.00
Miscellaneous Expenses	186.08	678.78	3,142.08	3,875.28
Newsletter Expense	0.00	0.00	80.15	544.98
No Lead Gas Bought	0.00	673.10	3,483.06	4,514.75
Payroll Expenses	9,088.66	8,490.43	64,375.35	58,750.20
Postage and Delivery	220.00	83.00	2,331.83	2,100.00
Professional Fees	775.00	750.00	9,340.00	13,730.00
Propane Expense	0.00	794.84	5,055.07	11,152.44
R & M - Building	1,200.00	0.00	2,379.03	1,326.40
R & M Campgrounds	794.36	-17,640.00	6,172.13	26,872.09
R & M Other	2,641.28	3,867.31	24,281.39	22,782.99
R & M Pool	500.00	500.00	9,323.88	6,172.19
R & M Roads	0.00	6,889.00	250.00	7,266.00
Rental Equipment	0.00	0.00	125.68	0.00
Social Fund Expense	0.00	609.52	2,577.11	2,923.70
Supplies - Office	76.50	107.13	3,362.81	2,949.09
Supplies - Pool	0.00	361.91	5,844.67	6,657.51
Supplies - Restroom	0.00	520.76	3,295.94	4,595.06
Supplies - Shop	55.85	981.34	1,684.45	2,859.02
Supplies - Small Tools	26.63	0.00	26.63	23.03
Taxes - Payroll	1,539.62	1,354.09	10,987.82	9,544.18
Taxes - Real Estate	0.00	1,711.00	3,616.00	3,417.00
Telephone	214.96	201.15	3,003.37	2,617.02
Trash Removal Costs	500.00	0.00	3,750.00	3,875.00
Travel	0.00	0.00	83.70	0.00
Travel:Meals	0.00	0.00	41.23	0.00
Utility - Gas\Elec\Water	11,432.18	9,463.49	79,880.92	67,676.57
<b>Total Operating Expenses</b>	<u>58,790.80</u>	<u>52,831.60</u>	<u>310,061.38</u>	<u>331,219.60</u>
<b>Operating Income (Loss)</b>	-55,845.63	-41,109.71	-1,424.26	-6,216.56
<b>Other Income and (Expense)</b>				
Donations Received	0.00	0.00	125.00	12.50
Interest/ Dividend Income	0.00	21.06	2,950.34	1,793.42
Fund Raisers	2,126.90	1,815.03	4,775.51	4,484.85
Other Income	0.00	0.00	1,989.14	0.00
<b>Total Other Income</b>	<u>2,126.90</u>	<u>1,836.09</u>	<u>9,839.99</u>	<u>6,290.77</u>
Other Expense	1,979.14	0.00	1,979.14	0.00
<b>Net Other Income/Expense</b>	<u>147.76</u>	<u>1,836.09</u>	<u>7,860.85</u>	<u>6,290.77</u>
<b>Net Income (Loss)</b>	<u>\$ -55,697.87</u>	<u>\$ -39,273.62</u>	<u>\$ 6,436.59</u>	<u>\$ 74.21</u>



**RECIPE OF THE MONTH**

**CHOCOLATE CHEESECAKE**

- 2 packages (8 ounces each) cream cheese softened
- 2 eggs
- 1/3 cup plus 2 teaspoons granular sugar Substitute, \* divided
- 2 tablespoons honey
- 3 teaspoons vanilla, divided
- 2 level tablespoons unsweetened cocoa
- 1 cup heavy whipping cream

\*Choose a sugar substitute that measures like sugar, such as Splenda or Equal Spoonful.

1. Preheat oven to 350 degrees. Spray 8-inch round cake pan with nonstick cooking spray. Cut 8-inch parchment paper or wax paper circle to fit bottom of pan. Place paper in pan; spray lightly with cooking spray.
2. Beat cream cheese, eggs, 1/3 cup sugar Substitute, honey and 2 teaspoons vanilla in large bowl or electric mixer at medium speed 2 to 3 minutes just until well blended. With mixer running on low speed, beat in cocoa until well blended. Do not overbeat.
3. Pour batter into prepared pan. Bake 35 to 40 minutes until center is set. Cool 10 minutes on wire rack; run thin spatula around edge of cheesecake to loosen. Cool completely.
4. Invert cheesecake onto plate. Remove parchment paper. Place serving plate over cake; invert cake top side up. Cover loosely with plastic wrap. Refrigerate at least 4 hours or overnight.
5. Beat cream, remaining 2 teaspoons sugar substitute and 1 teaspoon vanilla in small deep bowl at high speed of electric mixer until stiff peaks form. Serve with cheesecake.

(Makes 10 servings)

**NUTRIENTS PER SERVING**

Calories	<b>296</b>	Cholesterol	<b>125mg</b>
Total fat	<b>27g</b>	Sodium	<b>158mg</b>
Protein	<b>6g</b>	Fiber	<b>&lt; 1g</b>
Carbohydrate	<b>7g</b>		

**SECOND PLACE**



**Georgia Metzger, Blk. 1, lot 60 took second place in the golf cart contest. Good going Georgia!**

**SPECIAL THANKS!**

I'd like to say a special thank you to everyone who volunteered to help with the Activities this year. Along with that goes a special thank you to everyone who participated in the Activities this year. We had a good time and raised over \$3,000.00 for the Social Fund!

We have some special Activities planned for next year. Besides the regular Activities we plan on having an all U can eat Biscuit and Gravy Breakfast. We are also planning a fund raiser to repair and/or replace our picnic tables. Hopefully we will raise enough money to add a few new picnic tables.

If anyone has any ideas of Activities we could add please feel free to give me a call at (712)420-5599. I will also be looking for volunteers to help with the Activities next camping season.

I hope everyone has a happy and safe winter. It will be nice to see everyone in the spring to share our winter experiences!

See you next year, Rod Klein

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Association, Member of the Metropolitan  
Builders Association



**Let's Continue to Work Together**

**Let Me Help You Find Your Dream Home  
Or Investment for the Future!**

**Jerre Hunter**  
CRS, GRI, CREM  
Sales Associate  
jhunter@npdodge.com  
981-1342

**WIND ENERGY INFORMATION**

Mr. Steve Saal wants everyone to know that if they have any questions in regards to the Wind Energy process they can e-mail him at;  
stevenjsaal@loesshillswindenergy.com

Loess Hills Wind Energy has a web site which is;  
Loesshillswindenergy.com

There seems to be a rumor going around that there is a couple in Block 15 that needs to take some card lessons in Spades during the winter break! GOOD LUCK NEXT YEAR!

Have a great winter, your "friends!"

**KINGS CROSSING CAFE**

We are located in Mondamin just over the rail road crossing.

WE HAVE DAILY SPECIALS  
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CALL (712)646-2226  
We also serve Beer and Wine

Our hours are:  
Monday 6 am—8 pm  
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Sunday 6 am—3 pm

**WE WOULD LIKE TO THANK ALL  
OUR FRIENDS FROM WOODLAND CAMP-  
GROUND—HAVE A GREAT WINTER SEE YOU  
IN THE SPRING!**

**COUPON FOR 10% DISCOUNT ON  
YOUR NEXT VISIT**

Woodland Church would like to thank everyone who attended our Sunday morning services while camping at Woodland Campground this year! We hope that everyone has a safe and fun-filled winter season and we look forward to seeing you next spring. Church services are held from 9:45 to 11:00 A.M. in the nice Church Pavilion just east of Block 16 beginning the first Sunday in May thru the last Sunday of September.

In the spring, and fall, depending on the weather we may have services in the clubhouse.

For additional information contact Pastor Maralene Klein @ (402) 670-0952

**KLEIN'S LAWN SERVICE**

Rod Klein  
Call for an Estimate  
(712)420-5599

\$10.00 Per Lot, includes mowing  
And trimming.  
Discounts for Multiple Lots

Thank you for your business, see you in the Spring!

**HAVE A GREAT WINTER!**

Rental Apartment on Padre Island  
One Bedroom and 1 Bathroom  
Completely furnished  
\$650—\$700 per month

Contact Shirley Lamont at:  
(956) 361-5974 Home Phone  
(956) 778-3897



**J P'S MOWING**

Call Jim on (712)310-9615  
Or see me at  
Block 4, Lot 30

**Thank you for  
your Business!  
Have a nice  
winter, see you  
next year!**

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