

Around the Campfire

Woodland Campground

September 2016

Special points of interest:

- Board Election Results
- Environmental Committee Results
- Association Meeting Minutes September 10, 2016
- August Financial Report
- Message from President Lyn Neely

Election Results for the Board of Directors

Many Association Members voted by Absentee Ballot. Ballots were available from the office two weeks prior to the Formal Election held on September 10, 2016. Ballots were turned in or mailed to the Woodland Campground Office and members placed their Ballot in the locked voting box being held in the office until Election Day on September 10, 2016.

Election Day was held in the Woodland Campground Clubhouse from 8:30 to 11 a.m. on Saturday. Absentee ballots remained in the original envelopes until after the walk-in election was completed. The Volunteer Committee con-

sisted of Mark Hunter, Diane Eggers, Shelly Andreasen, Luz Vasquez, Michelle Walker, Tammy Murray, Jeannie Andrews, Barbara Harris, Karla Mikkelsen, Cathy Ouren, Michelle McColley, Margaret Sutton, Paula Christensen, Bobbie Mueller, Lill Brown, and Laura Gaffney. The counting process began promptly at 11 a.m. opening and organizing Absentee Ballots which were then combined with the morning's Election Ballots.

Three pods of 3 volunteers began counting the ballots. The ballots were combined and tallied by three of the volunteers to be kept silent until the afternoon Association Meeting

at 2 p.m. The announcement of all person's nominated to the Board results were read at the Association Meeting by Diane Eggers.

The Nominee's that received the highest amount of votes will be our continuing Board Members: Gary Belt, Mike Clausen, Ed Cox, Dan Pitzer and new Board Member "Boomer" Danny Rife.

A big **congratulations** is being given to those who were nominated and for those who retained the highest votes!

** Congratulations! **

Environment Committee Results

The same process was used by the Election Volunteer's to count Ballots for the Environmental Committee.

There were three nominee's and 3 openings on the Environmental Committee. The results of the voting process

included 5 write-in votes with the three nominees having the majority of votes.

The Environmental Committee will include Pat Tanner, Block 14, Lot 5, Jack Plymale, Box 15 Lot 10, and Walt Winger, Block 11 Lot 2.

Congratulations to the new Environmental Committee. There will be many new building permits for you to flag lots on your weekends at the Woodland Campground!

** Congratulations! **



Association Meeting Minutes

September 10, 2016

The Meeting was called to order at 2:01 p.m. with all Board members present. Forty-six Association Members were in attendance. Lyn Neely, proceeded the meeting leading the Pledge of Allegiance. Members were asked to silence their cell phones during the meeting.

Linda Sewing, Block 7 Lots 74-76, made the motion to accept August's Meeting Minutes. The motion was seconded by Dennis Sutton Block 15 Lots 20-21 .

Brenda S. Flores, Block 5 Lot 50, made a motion to accept the financial report as submitted. Nikki Tanner, Block 14 Lot 5, seconded the motion.

Discussion

It was shared that Max Kenkel underwent open-heart surgery and according to his wife Dorothy, he is doing as well as can be expected.

Brenda S. Flores reported that someone stole her grandchildren's Princess Bounce House.

The Board will decide pool hours and dates for next year and the dates will more closely coincide with pools near the campground.

Motions

- ◆ Dennis Sutton, Block 15 Lots 20-21, made a motion to donate \$400 a year to the Little Sioux and Mondamin Fire Departments for services rendered to the campground. The motion was seconded by Rachel Cox, Block 8 Lot 19.
- ◆ Gary Thomas, Block 15 Lots 3-4, made a motion that guests of the campground **not** be allowed to bring ATVs and dirt bikes into the campground. The motion was seconded by Linda Fort, Block 5 lots 5-6.



Association Meeting Minutes Continued:

The Board would like to thank Diane Eggers for heading the Election Committee with such professionalism and patience. The Board owes her a debt of gratitude.

The Board would also like to thank all of the volunteers on the election committee: Mark Hunter, Shelly Andreasen, Luz Vasquez, Michelle Walker, Tammy Murray, Margaret Sutton, Laura Gaffney, Paula Christensen, Jeanne Andrews, Barbara Harris, Bobbie Mueller, Karla Mikkelsen, Cathy Ouren, and Michelle McColley. We appreciate all of your time and effort that you put into this very important part of our campground.

ELECTION RESULTS

Environmental Committee:

- | | | |
|-----------------|-------------------|------------------|
| 1. Pat Tanner | (Block 14 Lot 5) | 234 votes |
| 2. Jack Plymale | (Block 15 Lot 10) | 227 votes |
| 3. Walt Winger | (Block 11 Lot 2) | 231 votes |

These gentlemen are the Environmental Committee.

The Environmental Committee write-ins included:

- | | | |
|-----------------|--------------------|----------------|
| 1. Chad Engelke | (Block 15 Lot 131) | 9 votes |
| 2. Lori Clapp | (Block 9 lot 5) | 2 votes |
| 3. Bill Reed | (Block 1 Lot 1-3) | 5 votes |
| 4. Deb Brinsen | | 1 vote |
| 5. Dee Brosin | | 2 votes |

Board of Directors:

- | | | |
|------------------------|------------------------|------------------|
| 1. Gary Belt | (Block 15 Lot 105-106) | 244 votes |
| 2. Ed Cox | (Block 15 Lot 96) | 233 votes |
| 3. Dan Pitzer | (Block 4 Lots 48-49) | 220 votes |
| 4. Mike Clausen | (Block 4 Lots 20-21) | 218 votes |
| 5. Danny (Boomer) Rife | (Block 15 Lot 119-120) | 202 votes |

These gentlemen are now on the Woodland Campground Board of Directors.

Visit our website: www.woodlandcamps.weebly.com

Association Meeting Minutes Continued:

Other Votes

- | | | |
|------------------|-----------------------|-----------------|
| 1. Ashley Biskup | (Block 8 Lots 50-51) | 64 votes |
| 2. Lisa Banks | (Block 14 Lots 69-71) | 62 votes |
| 3. Kelly Weaver | (Block 1 Lot 7) | 49 votes |
| 4. Kathy Hall | (Block 7 Lot 68) | 41 votes |

Write-in

- | | | |
|------------------|-----------------------|----------------|
| 1. Chris Kaufman | (Block 12 Lots 35-36) | 2 votes |
|------------------|-----------------------|----------------|
-

Barbara Harrison, Block 11 Lots 41-42, made a motion to destroy last year's ballots and the motion was seconded by Dennis Sutton, Block 15 Lots 20-21.

Shelly Andreasen, Block 9 Lots 72-74, won the 50/50 drawing

Nikki Tanner, Block 14 Lot 5, made the motion to adjourn the meeting. Rachel Cox Block 8 Lot 19, seconded the motion.

The meeting was adjourned at 2:22 p.m.

Respectfully Submitted,

Roxanne Westphalen, Secretary

Woodland's Memorial Park and Park Entrance is taken care of by Linda Sewing who generously donates her time and love of gardening to the Park. Any donations of Cypress or Red Mulch would very much be appreciated. The Park is in great need of this mulch to use round plants and trees. We thank you in advance for any donations! AND—when you see Linda ask to see her “green thumb” and tell her how you appreciate what she does! It is hard work! Thank you Linda you make it all look beautiful!

Treasurer's Report . . .

Woodland Camp Association Balance Sheet Prev Year Comparison As of August 31, 2016

	Aug 31, 16	Aug 31, 15
ASSETS		
Current Assets		
Checking/Savings		
IA - NE Checking	521.00	0.00
BW Fence Fund 4202	11,629.93	0.00
BW Money Market Plus	132,903.04	120,776.82
BW Playground Fd 600024202	0.00	154.79
BW Checking - Woodland		
T-Shirts	0.00	1,277.50
BW Checking - Woodland - Other	35,056.96	42,611.11
Total BW Checking - Woodland	35,056.96	43,888.61
Cash on Hand	300.00	253.61
CD - Bank of West #600868087	40,376.90	40,074.97
Checking - Woodland	0.00	404.68
Major Maintenance Projects	42,525.41	17,901.23
Social Fund - BW 39360008	2,852.25	2,506.48
Total Checking/Savings	266,165.49	225,961.19
Accounts Receivable		
Accounts Receivable	-4,971.73	-4,694.73
Total Accounts Receivable	-4,971.73	-4,694.73
Total Current Assets	261,193.76	221,266.46
Fixed Assets		
Building Improvements	196,076.56	196,423.56
Accum Depr - Building Improv	-74,540.27	-70,988.27
Campgrounds	547,670.04	527,617.16
Accum Depr-Campgrounds	-406,350.00	-376,853.00
Office Equipment	19,178.20	18,381.90
Accum Depr. Office Equipment	-16,399.00	-14,986.00
Shop Equipment	105,836.51	105,333.62
Accum Depr - Shop Equipment	-79,191.08	-69,578.08
Vehicles	978.00	978.00
Accum Depr - Vehicles	-338.00	-198.00
Total Fixed Assets	292,920.96	316,130.89
TOTAL ASSETS	554,114.72	537,397.35
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Direct Deposit Liabilities	-6,189.81	0.00
FUTA Tax Payable	272.32	241.12
Iowa State W/H Payable	550.00	372.00
Line of Credit - Bank of West	15,302.94	26,782.44
Payroll Liabilities	2,371.42	1,992.50
SUTA Tax Payable	1,706.43	1,252.08
Total Other Current Liabilities	14,013.30	30,640.14
Total Current Liabilities	14,013.30	30,640.14
Total Liabilities	14,013.30	30,640.14
Equity		
Opening Balance Equity	524.00	0.00
Fund Balance	425,937.26	370,541.50
Net Income	113,640.16	136,215.71
Total Equity	540,101.42	506,757.21

FOR MANAGEMENT USE ONLY

Treasurer's Report . . .

Woodland Camp Association Profit & Loss YTD Comparison August 2016

	Aug 16	Oct '15 - Aug 16
Ordinary Income/Expense		
Income		
Dues -- 2015-2016	555.00	375,570.00
Dues -- 2014-2015	0.00	480.00
Mowing Charges	60.00	1,250.00
Overnite Camp	897.50	5,050.00
Transfer Fees	300.00	1,519.80
Propane Sold	723.22	6,675.43
Rock Sold	2,281.00	9,935.40
Ice Sold	696.00	1,995.01
Gate Keys	100.00	862.00
Late Fees	0.00	2,739.75
Lot Sales	0.00	1,500.00
Misc. Income	305.00	1,938.05
Prior Years Dues	0.00	1,920.00
Reimbursed Expenses	0.00	3,071.00
Service Charge Income	263.87	1,074.05
Total Income	6,181.59	415,580.49
Cost of Goods Sold		
Gravel Bought	0.00	10,512.92
Ice Bought	327.05	1,769.93
Propane for resale	0.00	2,790.28
Total COGS	327.05	15,073.13
Gross Profit	5,854.54	400,507.36
Expense		
Advertising & Promotional	0.00	49.60
Auto/Truck Expense	0.00	338.49
Bank Service Charges	66.28	408.80
Cash - Over/Short	0.00	153.61
Contract Labor	178.00	3,328.00
Insurance Expense	1,663.08	16,118.76
Interest Expense	75.16	1,050.99
Licenses & Permits	0.00	349.00
Miscellaneous Expenses	30.00	995.81
No Lead Gas Bought	437.73	4,646.08
Payroll Expenses	9,889.34	65,034.99
Postage and Delivery	49.55	893.01
Professional Fees		
Accounting	825.00	9,075.00
Total Professional Fees	825.00	9,075.00
Propane Expense	0.00	4,403.82
R & M Campgrounds	2,886.40	5,028.62
R & M Other	4,033.56	29,190.29
R & M Pool	1,078.24	16,150.83
Rental Equipment	58.85	737.23
Social Fund Expense	0.00	19.80
Supplies - Clubhouse	0.00	397.15
Supplies - Office	547.50	1,749.44
Supplies - Pool	1,434.34	14,592.66
Supplies - Restroom	463.68	3,576.87
Supplies - Shop	393.64	11,569.75
Supplies - Small Tools	0.00	99.20
Taxes - Payroll	1,579.32	10,363.64
Taxes - Real Estate	0.00	1,732.82
Telephone	218.00	2,188.08
Trash Removal Costs	750.00	4,200.00
Travel		
Meals	0.00	41.07

FOR MANAGEMENT USE ONLY

Treasurer's Report . . .

Woodland Camp Association Profit & Loss YTD Comparison August 2016

	Aug 16	Oct '15 - Aug 16
Total Travel	0.00	41.07
Utility - Gas\Elec\Water	21,245.69	82,168.39
Total Expense	47,903.36	290,651.80
Net Ordinary Income	-42,048.82	109,855.56
Other Income/Expense		
Other Income		
Donations Received	25.00	375.00
Fund Raisers	2,546.14	2,956.14
Interest/ Dividend Income	0.00	453.46
Total Other Income	2,571.14	3,784.60
Net Other Income	2,571.14	3,784.60
Net Income	-39,477.68	113,640.16



Come join the fun! Trick or Treat for kids dressed in their Halloween costumes at the Clubhouse on October 8. Treats purchased by the Board will begin at 2 p.m., please come in costume.

A Halloween themed parade of Golf carts will also take place. Please line up your decorated golf cart at the Clubhouse for judging. Then golf carts will make the procession around the main loop drive coming back to the Clubhouse. Winner's (1st, 2nd,& 3rd place) will then be announced and awarded a Certificate. Hot dogs, chips, and drinks will be provided with the kids being served first at the Clubhouse. Please come join us for a fun afternoon!



A Message from the President

Summer is ending soon and we will be at the close of camp for the 2016 season. It has been a tremendous season at Woodland this year!

I would like to take a moment and re-Cap this 2016 Season. The park officially opened April 15 to start off the camping season. Memorial Weekend was a great kick-off with the park full of friends, family's, neighbor's just enjoying what we all like to do when we camp! The pool with its new paint opened with a large attendance!

There was a garage sale that was supported by members giving donations of items for sale with the proceeds going to the purchase the new chairs at the Pool.

On July 2 we had our annual Golf Cart Parade decorated for the 4th of July Theme. On July 4th the Fireworks Display was a tremendous collaboration of members sharing their displays down at the newly developed riverfront! What an amazing display it was!

With the unexpected storms that hit the campground damaging many trees with a couple trees being uprooted and large branches broken and falling on campers and yards! We had an awesome gathering of the park's staff and many, many Park members helping with the clean-up! Many members brought in their personal huge equipment to help trimming and topping trees—up high where you needed the bucket to reach! It was an awesome comradery of people coming together to keep our Park beautiful and safe! Everyone that helped with the clean-up deserves —A VERY HUGE THANK YOU!

A couple of Social Events come to mind; the Pig Roast was well attended and proceeds went to the "New Fencing Fund". The meal we shared was delicious and many people worked together to make it an awesome event right down to the slaughter of the hog we ate! Volunteers made the Poker Run Event happen throughout the summer. Many Volunteers helped with placing the boat and fishing Docks into the Little Sioux River for our enjoyment. A new fire ring was placed at the river front this season and rock coming through the gate was donated for golf carts to avoid huge puddles when it rains. A HUGE THANK YOU to everyone who made all of this possible!

In closing, I appreciate all of your efforts and I think we have had a really great summer! —Lyn Neely

E-FILE IS AVAILABLE!

If you are buying or selling a lot(s) save time and expense traveling to the courthouse in Logan, IA. Complete all the necessary paperwork right here at the Park.

The office can notarize and file your quit claim deed electronically. It is faster and more efficient to expedite your transfers. For more information please inquire at the Woodland Campground Office.



September 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 Game Night	3 Poker Run 1-3 PM
4	5 Labor Day	6	7	8	9 Game Night	10 Election Day 8:30-11 AM Assn Mtg 2 PM
11 Measure Grass	12	13 Mowing Day	14	15	16 Game Night	17
18	19	20	21	22	23	24
25 Measure Grass	26	27 Mowing Day	28	29	30 Game Night	



October 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Board Mtg.
2	3	4	5	6	7 Game Night	8 Association Mtg 11 a.m. 2 p.m. Trick or Treat/Golf Cart Parade/Hot Dogs
9 Measure Grass	10	11 Last Mow- ing Day	12	13	14	15 Woodland Camp Closes
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

POKER RUN

Social Events

Association Members Bobbie Mueller, Georgia Metzger, Peggy Schroeder and Mickey Williams held several Poker Runs

events many of you participated in over the summer. You could see participants driving around each Block studying all the lots looking for the clues given on their list to find and make their poker hand complete! The lucky 1st, 2nd, & 3rd Place winners of the Poker Run received cash prizes. It was reported \$400 had been taken in and after the payouts a total of \$200 was placed in this committee's *social activity account (not part of Woodland Camp Financial)* to be used for something really fun at a later date! Thank you everyone that participated! If you played you know how challenging and fun it can be for all!

Please note...

More people are needed to help with Activities for the park. If you are interested please contact Bobbie, Georgia or Kathy for more information.

EMERGENCY

IS YOUR CONTACT INFO CURRENT in the Office? In case of Emergency (flood, fire, etc.) please visit the office to ensure your information is current. This is also important for Association mailings (Newsletter, Membership Card, Annual Dues, etc.)

BLOCK 16 - PARKING AVAILABLE

Space is available in Block 16 for temporary storage of campers, travel trailers, RV's, and trailers.

Please visit the office to fill out a form. Placement is available for no more than 45 days. After 45 days you must remove the camper from Block 16.

If it is not removed you will be charged a fee of \$30.00 per month.

At the end of the season all campers must be removed by **October 15.**



The Campground Office accepts credit cards. Choosing to use this method of payment a 3% recovery fee is charged to you for using your credit

Lawn Services

Don Price in Block 9, Lots 68-71 at 712-326-9151.



Pumping Services



Wayne at: 956-279-9152
Satisfaction Guaranteed or 110% of Your Product Back



Need Rock or Propane?

Call or Stop in the Office to Order. Must be paid in advance.

Red Rock: \$30.00/Bucket
White Rock: \$22.50/Bucket

Propane Tanks can be filled





T-Shirts available at the office \$15 each.
Most colors and sizes are available.



Have a lot or item for sale? Be sure to visit our website and fill out your information and it can be listed on our website. Be sure to visit us at

www.woodlandcamps.weebly.com

You may also post lots for sale in the office or on our Facebook page. Please be sure to have a detailed description of what it is you are selling (asking price, your contact information, etc.).



2016 Board of Directors

PRESIDENT: LYN NEELY
 (BLOCK 10, LOT 42 956-279-9474)

VICE PRESIDENT: ED COX
 (BLOCK 15, LOT 96 712-431-9874)

SECRETARY: ROXANNE WESTPHALEN
 (BLOCK 11, LOT 35 402-510-4542)

TREASURER: MIKE CLAUSEN
 (BLOCK 4, LOT 20, 402-017-4254)

DIRECTOR: KEVIN THOMAS
 (BLOCK 4, LOT 43)

DIRECTOR: GARY BELT
 (BLOCK 15 LOT 105 712-326-5290)

DIRECTOR: DAN PITZER
 (BLOCK 4, LOT 49 712-309-2511)

DIRECTOR: BILL REED
 (BLOCK 1, LOT 1
 402-321-6647)

DIRECTOR: "BOOMER" DANNY RIFE
 (BLOCK 15 LOT 158)

2016 Environmental Committee

WALT WINGER
 (BLOCK 11, LOT 2)

PAT TANNER
 (BLOCK 14, LOT 5)



Pie Iron Reubens

- 2 Slices Rye Bread, outside buttered
- 1 Slice Swiss Cheese
- 2-3 Slices Corned Beef
- 2-3 Spoonfuls Sauerkraut (don't forget the can opener!)

Directions: Assemble and toast over the campfire.

Contact Us

Give us a call for more information.

Woodland Campground

1447 Benton Lane
Little Sioux, Iowa 51545
(712) 649-2594

Email us at:

woodlandcampground@gmail.com

Visit us on the Web at:

www.woodlandcamps.weebly.com

Please go to the office and obtain an **“Official Complaint Form”** or you can download this form from the website: www.woodlandcamps.weebly.com. Parties of the complaint need to be prepared to meet with the Board to discuss the alleged complaint.

Ed Cox will only take calls after 7 p.m. for Emergency Situations and/or maintenance calls THAT CANNOT wait until the next business day. Let's all try and give Ed the time **“off”** he so needs so he is not continuously working! We appreciate all the hard work of the maintenance department.