

Woodland Campground

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Around the Campfire



Board of Directors

Mike Clausen, President
(Block 4, Lots 20-22
402-917-4254)

Gary Belt, Vice President
(Block 15 Lot 105
712-326-5290)

Dan Murray, Treasurer
(Block 3, Lots 9-12
402-917-4254)

Michelle Walker, Sec.
(Block 10 Lots 21-22
402-706-6851)

Doug Cox, Director
(Block 8, Lots 44-46
402-672-2198)

Pat Tanner, Director
(Block 14 Lot 5
402-250-4741)

Ed Cox, Director
(Block 15, Lots 96-97
712-431-9874)

Bill Reed, Director
(Block 1, Lots 1-3
402-321-6647)

"Boomer" Rife, Director
(Block 15, Lot 158)

Woodland Campground Association Meeting July 13, 2019

Opening

Mike Clausen, Board President, Block 4, Lots 20-22 called the meeting to order at 11 a.m. He requested all cell phones be turned off. The Pledge of Allegiance was said by those in attendance.

Present

All Board members were present. Bill Reed had an excused absence.

Approval of Minutes

Michelle Walker, Board Secretary, Block 10, Lots 21-22 read the Minutes of June 15, 2019 Association Meeting. A motion was made by Jerry Becker, Block 4, Lot 41, to accept the minutes as read. The motion was seconded by Barb Harrison, Block 11, Lot 41. The motion unanimously passed.

Financial Report

The financial report was given by Dan Murray, Board Treasurer, Block 3, Lots 9-12. A motion was made by Ken Becker, Block 4, Lot 29, to accept the Financial Report as reported. The motion was seconded by Jerry Becker, Block 4, Lots 42. The motion unanimously passed.

Environmental Committee Report

Mike Clausen thanked the environmental committee for donating their family time to work on this committee as a volunteers. Jerry Becker shared the following information to members who attended the meeting. *(These are his notes.)*

I want to mention a few things to the camp owners who are here today at this meeting.

My brother and I are members of the environmental committee. We volunteered to do this because we wanted to help. We have discovered that this takes a considerable amount of time to do but we do enjoy meeting people and helping where we can. Today, I want to make you aware of a situation that has happened because of our role on the committee because I think it is important for everyone to be aware of this. We are volunteers and trying our best to help the campground succeed.

We follow the rules of the campground carefully when we mark lot lines. And we carefully measure and review all building requests to be certain they are within the rules. And we try to follow up where needed. And every single owner has been given the By-laws and rules of the campground when they purchase lots in Woodland and are (OR SHOULD BE) aware of the process for building standards and the need for permits. So when we discover the process hasn't been followed, we reach out of and make sure the owner knows what they are requested to do. That happened recently and a short time after the notification we discovered that our trailers had been unplugged which resulted in the loss of food in our freezers because someone was apparently very unhappy that we told them they would still need to complete a request for a building permit—but since the structure was not in compliance with the rules, it would not be approved and would need to go another step.

Owners need to be aware (if they don't already know) that there are procedures to be followed in accordance with the Covenants of the Association regarding decks, porches, setbacks and so on. We didn't write them. We are just trying to do our best to enforce them. So if the owners are upset or unhappy they need to come together to work on improving the process or volunteer to become a member of the environmental committee and work to change things. And if you don't approve or like the way we are doing the job, let us know and we will submit our resignation for the environment committee today.

Old Business

Electrical Progress— Ed Cox reported: Six transformers are on the way and have been paid for. The legs in Block 4 through 12 are replaced for \$2,600. Lou Bock explained that we have unexpected issues facing us ahead. We have a lot of old pedestals some will have to be fixed as we continue updating the electrical system. There may be chances of facing outages on busy weekends and hot days. Be aware of the what you have plugged, use one air condition instead of two, use gas on refrigerators and water heaters. This will be a gradual fix and it won't be done overnight. Lou said we all need to appreciate the work that is taking place.

New Business

Bath Houses/Plumbing

It was discussed that the bathhouses need attention. They currently are having plumbing work done and then will be power-washed and get a fresh coat of paint and new shower curtains.

50/50

Karen Lambert, Block 15, Lots 150-153 , won the 50/50 raffle. The amount won \$25.50. Thank you Karen for donating back to the electrical fund.

Adjournment

A motion was made to adjourn meeting by Ken Becker, Block 4, Lot 29, and was seconded by Jerry Becker, Block 4, Lot 41. The meeting was adjourned at 11:31 a.m.

Respectfully submitted,

Michelle Walker, Secretary



A Letter from the Board President. . .

To our Members and all Campers,

I want to thank our office personnel for their dedication, integrity and hard work. The Office is the **“hub of the wheel”** that keeps the park moving. They are “professionals” greeting members, supplying ice, getting propane tanks filled, contacting maintenance for your rock needs, assisting members with paying dues, providing notarization service, property transfers, and keeping all records. Also, when problems occur within the park the Office is contacted thus contacting the appropriate individual to take care of the problem. This helps making the Boards job manageable. Office employees have the qualified skills to fulfill our member’s needs. Each office employee works countless hours out of the office to assist our Board through many tasks. I want to thank Diane Eggers, Judy Reed and Michelle Walker for all that you do. We owe them a huge thank you.

Some members have questions regarding our financial records and our financial report. I personally invite any Association Member to the office and to view all records on ice sales, propane sales or rock. All receipts for these sales are kept electronically and in a paper file. These records are there for your perusal. If Association Members have any questions regarding our financial report, please feel free to call Dan Murray or myself and we will do our best to get your questions answered. If a member feels the need to “speak to or have more information” our bookkeeper can meet with you at a cost of \$50 per hour plus (her charges) and mileage costs for a Board Member (Dan Murray or myself) to be at this meeting.

I’d like to point out Iowa law regarding:

“Defamation in Iowa is any statement that can injure a person’s reputation, incite hatred, or cause economic damage to a business. A plaintiff can bring a cause of action for defamation when such statements are made to a third party by the defendant either with actual malice or negligently.”

This has been a very challenging year for our Board -- handling the flood and multitude of electric problems that happen at any time unannounced. I can’t thank the **‘core of our electrical professionals’** that give up their weekends to fix electrical problems in our park so that we can enjoy our time at Woodland Campground. I can’t thank our **‘operators’** that have moved tons of dirt and rock with their equipment to keep our dues affordable. We all know that without Bill Wiggins, Dave Cox, Dave Jackson, Tamra Jackson, Lou Bock, Ed Cox, Doug Cox, Chad Engelke, Randy Walker, Pat Menard, Larry Sewing, Bill Reed, Max Kinkel and Heath Cloyd our dues would be a lot higher. These individuals are extremely generous and helpful members that deserve our respect and thanks.

President's Letter Continued. . .

The Environment Committee is voted on by the Association Members. Those voted on to be this committee last year were Jerry Becker, Kenny Becker, Walt Winger and Alternate Chad Engelke. Danny Rife "Boomer" in charge of approving any concrete work. I want to thank these individuals for their dedication to overseeing Building Permits and keeping congruency throughout the park. They give up their time on weekends and measure and survey your lots for Members building improvements. They have been very timely and dedicated to see that Permits are back to owners in a timely manner. Please let them know you appreciate them.

Rachel Cox has always found lifeguard coverage for Woodland's pool so it can remain open. She starts advertising to hire Woodland's lifeguards in January so that we will have seasonal coverage. As we all know, school will be starting soon which makes Labor Day weekend an annual challenge. According to Iowa's law, the pool has to be in compliance with lifeguard coverage to remain open. Rachel was able to find and cover our pool with one lifeguard and a spotter to keep the pool open during the last holiday weekend of the season. She is constantly thinking of ways to help with this time of year with the challenges of lifeguards leaving for school. Thank you, Rachel for all your time you put into the pool and your supervision of our lifeguards and pool needs.

Our fundraisers have really been a big hit with members this season. Thank you, Linda Hoffman, Doug Wright Jr., Sue Tubbs, Makyah Balaban, Jo Winger for coordinating your fundraising event and all the members who helped that are too numerous to mention by name. You don't want to miss out on the 5th Annual Hog Roast coming up on July 27th, I can hardly wait to eat some of Doug's delicious pork! We had a great time at the Poker Run and this year's Hillbilly Event. Woodland is the best campground on the planet and I personally thank everyone that gives up their weekends to make these a huge success.

I believe all members mentioned in this letter, and the majority of our members love Woodland Campground.

Your Board President,

Mike Clausen

Woodland Campground

1447 Benton Lane ~ Little Sioux Iowa 51545 ~ 712-649-2594



JULY 27 ~ 4-7 PM ~ CLUBHOUSE

Pulled Pork Sandwich ~ Potato Salad ~ Beans ~ Cake ~ Drinks

Dessert Donation's Are Appreciated

\$8 per plate

\$2 extra sandwich only

All Silent Auction Donations leave at office before July 26

Silent Auction starts at Noon & ends at 6:30

**Proceeds and Donations Go To
Maintenance Shop Tools & Equipment**

7-7:30 Leftovers will be sold if available

Woodland Campground

Poker Run & Raffle

July 6, 2019

An outstanding attendance participated on July 6 for the Poker Run coordinated by Linda Hoffman! All participants had a great time and there were prizes galore! Thank you for the \$758 donated to the Electrical Fund!

First placed paid \$150 and was donated back to the electrical Fund and 2nd Place won \$75.00 and 3rd place won \$50.

This Poker Run event donated \$2,383.25 to the park Electrical Fund. OUTSTANDING!!!!

Let's everyone give a HUGE Thank you to Linda Hoffman and everyone that helped with this event! It was an awesome time and took many people to help.



July 7 2018 Poker Run Winners

1st Place—Diane Eggers

2nd Place—Rod Kammrad

3rd Place—Tina Mathews





Have a lot or item for sale? Be sure to visit our website and fill out your information and it will 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.).



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 card.

When calling the rescue unit, give them the Block and Lot number where the emergency is located in the park. They have maps and if the office is open they will stop there too.

GOLF CARTS or any mode of transportation used in the campground—

To drive a golf cart or any other unlicensed motorized vehicle **ALONE** your child **MUST** be the age of 13! If anyone under the age of 13 is driving a golf cart without their parent or an adult will be in violation of the Parks Rules!

All unlicensed vehicles **MUST** have the orange flag that is high enough so that it can be seen well above the cart, bicycle, anything you drive without a license plate! Make sure your Block # and Lot # clearly visible on the side of your golf cart. *You can get the numbers in the office for free.*



Permit Reminder . . .

You must have a permit for tree removal, and/or tree planting on your property. There is no charge for tree permits.

For a Building Permit . . .

- To obtain a Building permit a \$10 fee is charged, they are in the office
- Fill out Permit and return to office
- Allow two (2) weeks for Permit approval from the Environmental Committee
- A copy of “approved or disapproved” permit will be picked up at the office

July 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

NOTES:

- Jul 04 Independence Day
- Jul 2 Mow
- Jul 6 Board Mtg.
- Jul 13 Association Mtg. 11 a.m.
- Jul 14 Measure Grass
- July 16 Mow
- Jul 28 Measure Grass
- Jul 30 Mow

- Aug 3 Board Mtg.
- Aug 10 Association Mtg. 11 a.m.
- Aug 11 Measure Grass
- Aug 13 Mow
- Aug 25 Measure Grass
- Aug 27 Mow

NOTES:

- Sep 02 Labor Day
- Sep 7 Board Mtg
- Sep 8 Measure Grass
- Sep 10 Mow
- Sep 14 Association Mtg. 11 a.m.
- Sep 22 Measure Grass
- Sep 24 Mow

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.

Please call the office and make an appointment with Diane Eggers to submit your Quit Claim Deed to Harrison County. Appointments must be made to better serve you with electronic filing of your deeds. Usually your electronic filing is back to us within 48 hours or sooner!

Notary services are provided in the office. A \$5 fee will be charged.

For more information please inquire at the Woodland Campground Office 712-649-2594.



Treasurer's Report

Woodland Camp Association Balance Sheet Prev Year Comparison As of June 30, 2019

	Jun 30, 19	Jun 30, 18
ASSETS		
Current Assets		
Checking/Savings		
US Bank Checking	994.82	0.00
IA - NE Checking	521.00	521.00
BW Improvements Fund 4202	100.00	100.00
BW Money Market Plus	375,434.23	278,202.41
BW Checking - Woodland		
Riverfront	150.00	150.00
BW Checking - Woodland - Other	23,751.12	48,412.51
Total BW Checking - Woodland	23,901.12	48,562.01
Cash on Hand		
Riverfront	657.00	657.00
Cash on Hand - Other	500.00	300.00
Total Cash on Hand	1,157.00	957.00
CD - Bank of West #600660087	41,055.32	40,945.06
Major Maintenance Projects 1170	17,780.83	17,776.84
Social Fund - BW 38260008	1,887.07	2,106.20
Total Checking/Savings	460,941.44	389,172.55
Accounts Receivable		
Accounts Receivable	-2,253.73	-1,056.19
Total Accounts Receivable	-2,253.73	-1,056.18
Other Current Assets		
Undeposited Funds	0.00	200.00
Total Other Current Assets	0.00	200.00
Total Current Assets	458,887.71	388,274.77
Fixed Assets		
Building Improvements	213,239.77	213,239.77
Accum Depr - Building Intorov	-88,289.27	-83,398.27
Campgrounds	703,421.55	588,471.01
Accum Depr-Campgrounds	-490,207.00	-455,118.00
Office Equipment	20,096.35	20,085.35
Accum Depr. Office Equipment	-19,899.00	-18,788.00
Shop Equipment	114,853.71	114,203.98
Accum Depr - Shop Equipment	-102,205.06	-93,949.08
Vehicles	978.00	978.00
Accum Depr - Vehicles	-758.00	-618.00
Total Fixed Assets	351,225.03	272,137.46
TOTAL ASSETS	809,912.74	660,412.23
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Direct Deposit Liabilities	-2,781.20	-2,111.75
FUTA Tax Payable	304.08	300.11
Iowa State WH Payable	1,365.00	1,338.00
Payroll Liabilities	3,456.90	3,712.72
SLTA Tax Payable	3,504.90	-3,053.86
Total Other Current Liabilities	5,849.68	6,294.04
Total Current Liabilities	5,849.68	6,294.04
Total Liabilities	5,849.68	6,294.04
Equity		
Cash	334.48	0.00
Opening Balance Equity	886.76	0.00
Fund Balance	504,321.60	418,038.88
Net Income	296,350.23	236,079.31
Total Equity	804,063.05	654,118.19
TOTAL LIABILITIES & EQUITY	809,912.74	660,412.23

Treasurer's Report

	Jun 19	Oct '18 - Jun 19
Ordinary Income/Expense		
Income		
Dues -- 2018-2018	5,034.82	447,420.00
Dues -- 2017-2018	135.98	135.98
Dues -- 2018-2017	95.20	95.20
Electrical Assessment	480.38	33,131.00
Mowing Charges	0.00	80.00
Overnite Camp	850.00	2,015.00
Transfer Fees	175.00	890.00
Propane Sold	618.50	5,474.10
Rock Sold	1,826.00	7,187.00
Ice Sold	198.50	637.50
Gate Keys	120.00	490.00
Laba Fees	815.12	2,632.27
Misc. Income	300.00	1,503.60
Prior Years Dues	0.00	2,680.00
Service Charge Income	144.78	1,289.82
Total Income	10,895.08	813,332.47
Cost of Goods Sold		
Gravel Bought	0.00	6,538.77
Ice Bought	0.00	839.76
Propane for resale	0.00	2,185.82
Total COGS	0.00	9,462.34
Gross Profit	10,895.08	803,870.13
Expense		
Meals	0.00	19.98
Auto/Truck Expense	22.00	22.00
Bank Service Charges	36.40	737.14
Contract Labor	0.00	4,500.00
Insurance Expense	1,180.93	18,839.51
Licenses & Permits	360.00	750.40
Miscellaneous Expenses	48.00	1,216.28
No Lead Gas Bought	1,127.03	4,081.84
Payroll Expenses	16,624.79	74,785.24
Postage and Delivery	76.74	719.29
Professional Fees		
Accounting	925.00	8,212.00
Legal Fees	175.00	175.00
Total Professional Fees	1,100.00	8,387.00
Propane Expense	0.00	3,050.05
R & M - Building	45.01	748.53
R & M Campgrounds	2,200.00	4,450.00
R & M Other	131.75	1,995.15
R & M Pool	0.00	2,220.98
Rental Equipment	58.85	1,009.01
Social Fund Expense	3.00	50.64
Supplies - Office	58.47	1,522.65
Supplies - Pool	1,780.32	5,550.00
Supplies - Restroom	302.97	1,458.85
Supplies - Shop	645.64	7,044.40
Taxes - Payroll	2,572.40	11,582.96
Taxes - Real Estate	0.00	1,667.00
Telephone	210.60	1,898.37
Trash Removal Costs	800.00	2,720.00
Travel		
Meals	56.91	56.91
Travel - Other	356.16	490.06
Total Travel	413.07	546.97
Utility - Gas/Elec/Water	13,662.69	50,388.74
Total Expense	43,561.48	212,888.54
Net Ordinary Income	-32,666.38	291,201.59
Other Income/Expense		
Other Income		
Donations Received	225.00	2,608.00
Fund Raisers	694.95	3,917.00
Interest/Dividend Income	40.45	242.63
Total Other Income	960.40	6,768.63
Net Other Income	960.40	6,768.63
Net Income	-31,705.98	298,000.22

Woodland Church Ministry

- Please join us Sunday mornings at 9:45 a.m. May through September
- Children under 12 years old will meet at the Clubhouse at the same time (9:45 a.m.)

—Pastor Dale Terry

Office Hours

9 a.m. to 5 pm.

Closed on Tuesday and Wednesday

Closed for lunch 12 to 1 p.m.

Adult Swim 4-5 pm



When you are out on your golf cart, enjoying your ride throughout the campground, please, stay on the rock road and not cut corners too sharp — therefore driving on someone else's property. Over time this leaves ruts and kills the grass. Your attention to this matter is appreciated!



T-Shirts available at the office — \$10 each or two for \$15 or three for \$25.

Most colors and sizes are available.

Environmental Committee

This committee has the answers to your questions regarding building screen porches or sheds and concrete — what you can and cannot do!

Walt Winger Blk 11 Lot 2-3

Jerry Becker Blk 4 Lot 39-42

Kenny Becker Blk 4 Lot 28-29

Sub: Chad Engelke Blk 15 Lot 131

Contact Us for more information.

Woodland Campground

1447 Benton Lane

Little Sioux, IA 51545

(712) 649-2594

Email: woodlandcamp@gmail.com

Visit us on the web at:

www.woodlandcamps.weebly.com

Woodland Campground
Member Owned RV and River Resort