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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, Secr.
(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 June 15, 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.

Approval of Minutes

Michelle Walker, Board Secretary, Block 10, Lots 21-22 read the Minutes of May 11 2019 Association Meeting. Motion was made by Barb Harrison, Block 11, Lot 41-42, motioned to accept the minutes as read. The motion was seconded by Jerry Becker, Block 4, Lot 41. The motion unanimously passed.

Financial Report

The financial report was given by Dan Murray, Board Treasurer, Block 3, Lots 9-12. Motion made by Wally Banks, Block 14, Lot 69-71, to accept the Financial Report as reported. The motion was seconded by Ed Cox, Block 15, Lots 96-97. The motion unanimously passed.

Old Business

Electrical Progress— Ed Cox reported: Six new legs have been put in the park along with 117 boxes that have been rebuilt. Four new power supplies are coming into the park; two main fuses on the south end and two main fuses on the north side of the park. Two extra transformers will be on hand just in case we have further problems.

Flood Clean-up— Ed Cox reported: Three new pump systems were in the low lying areas in the park to help with standing water issues. Berms were built around all the electrical units to help to preserve power in the lower areas due to flood waters.

Activities—Linda Hoffman reported: The Hillbilly Event all donations will go back to the activity fund. When individuals hold an event it is at their discretion where to put donated funds in the park. Coordinator's for activities will approach the Board to find out the best use of funds within the park. Dan Murray said that the Activity Fund currently has \$1,800 to date.

The Hog Roast will be July 27 and is coordinated by Doug Wright Jr. and if people donate \$100 they will get two dinner tickets and all proceeds going to the Maintenance Shop Tools & Equipment. More information is in this newsletter as well as throughout the park. Craft Fair coordinated by Sue Tubbs and will be held on June 29. July 6 is the Poker Run coordinated by Linda Hoffman and all proceeds will go to the electrical fund.

In the works is a possible Cribbage tournament and kids party and possible movie.

New Business

The group had a discussion about purchasing a new tractor to handle all of the park needs. A cap of \$34,000 was suggested to spend on tractor. Terry Harrison made the motion for the Board to purchase the tractor that will meet the needs of the park. The motion was in writing and read, "I (Terry Harrison Block 11, Lots 41-42,) motion that a new tractor be purchased at the Boards discretion.' The majority of members attending the meeting approved of this motion with only 5 members opposed. In total 73 members were present.

50/50

Shelley Swift, Block 15, Lots 69 &70, won the 50/50 raffle. The amount won \$41.

Adjournment

Motion made to adjourn meeting by Gary Belt, Block 15, Lot 105, made a motion to adjourn the meeting, seconded by Ken Becker, Block 4, Lot 28-29. The meeting was adjourned at 11:31 a.m.

Respectfully submitted,

Michelle Walker, Secretary



A note from the Board President. . .

It's great to see optimism in challenging times. . . even though the water is coming into the park an entire family has gathered and is building a screen porch in block 4.

The maintenance team, Ed Cox, Chad Engelke along with Randy Walker and Doug Cox worked at building berms around our transformers to keep power on when flood water was creeping into the campground. Ed and team has been rebuilding electrical boxes to replace our old outdated electrical boxes. Also licensed electrician's Bill Wiggins, Dave Jackson, Lou Bock, and Dave Cox need many thanks for their skill in doing major electrical jobs in the park. All of our distribution boxes have now been replaced with only 3 left to do. Several members have donated money to keep our park up and running through rising water. The Board thanks all of you!

The association meeting was rescheduled for 6/15/19 at 11am at the club house due to the flood. I appreciate your willingness to take time out of your weekend to come to our meetings supporting our cause of keeping our park safe and functional.

The Board also would like to thank Rachel Cox for all her organization of getting Life Guards established and ready to do their jobs at our pool. She has done a great job with Life Guards getting them familiar with all the rules and regulations for the Pool!

Our licensed water man and pool operator is retiring after giving our park many years of water and fun at the pool. If you see Larry Sewing make sure to tell him thank you for all his many years of dedication. Larry has always been in or within 20 minutes of the park at all times during our camping season to make sure we have water.

Our Board of Directors are taking steps to ensure our pool and water continue to stay up and running. With out our park manager Ed Cox we would be in serious trouble, I can't thank him enough for his 24 hours a day 7 days of week commitment.

Our office staff have been very helpful by their professionalism keeping members needs fulfilled and working with our Board with our job of keeping you informed on our park. Our office is open 9am -5pm closed for lunch from 12pm-1pm Thursday-Monday.

- Mike Clausen



Larry Sewing, has been the licensed water operator for a good many years for Woodland Campground. He recently decided to retire and enjoy life! This position has required Larry be within 20 minutes of the campground at any given time in case there was an emergency situation with the water and/or pool. Larry has taken care of the pool since 1996 and has done the drinking water since 2008.

He has agreed to help train new pool operators and will keep his water operator's license for another year to help sign off on water test's done in the park . Hopefully, at that time we will have a Licensed Water Operator in the park.

When you are out and about and you see Larry "**Congratulate AND Thank**" him for all his year's of dedication to the enjoyment of our pool and keeping our water safe so that the park can be open.



Enjoy your retirement Larry!

You deserve the best!

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.



EVENTS Coming in July...

- * Hill Billy Party June 22- Clubhouse 5-9 p.m.
- * Craft Days June 29 Clubhouse—Church
- * Poker Run July 6 Linda Hoffman
- * Hog Roast July 27 Doug Wright Jr.



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

Items won need to be picked up tomorrow (7-28) by noon

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

7-7:30 Leftovers will be sold if available



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



IS YOUR CONTACT INFORMATION

CURRENT IN THE OFFICE? PLEASE MAKE SURE WHAT WE SHOW IN OUR RECORDS IS IN FACT THE CORRECT INFORMATION.

June 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:

Jun 16 Father's Day
 Jun 1 Board Mtg.
 Jun 2 Measure Grass
 Jun 4 Mow
 Jun 8 Association Mtg. 11 a.m.
 Jun 16 Measure Grass
 Jun 18 Mow
 Jun 30 Measure

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			

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

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

NOTES:

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

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:

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

Treasurer's Report

Woodland Camp Association Profit & Loss YTD Comparison May 2019

	May 19	Oct '18 - May 19
Ordinary Income/Expense		
Income		
Dues -- 2018-2019	25,411.30	442,385.38
Dues -- 2017-2018	0.00	0.00
Electrical Assessment	2,269.32	38,710.62
Mowing Charges	0.00	90.00
Overnite Camp	1,435.00	2,065.00
Transfer Fees	250.00	765.00
Propane Sold	2,120.60	4,854.60
Rock Sold	2,640.00	5,291.00
Ice Sold	404.25	449.00
Gate Keys	230.00	370.00
Late Fees	1,561.00	1,815.15
Misc. Income	505.00	1,516.60
Prior Years Dues	0.00	2,960.00
Service Charge Income	338.89	1,145.04
Total Income	37,185.36	502,437.39
Cost of Goods Sold		
Gravel Bought	5,737.35	6,838.77
Ice Bought	205.20	639.75
Propane for resale	906.39	2,163.82
Total COGS	6,848.94	9,462.34
Gross Profit	30,336.42	492,975.05
Expense		
Meals	0.00	19.88
Bank Service Charges	169.84	700.74
Contract Labor	0.00	4,500.00
Insurance Expense	1,180.33	17,669.16
Licenses & Permits	0.00	390.40
Miscellaneous Expenses	324.80	1,168.06
No Lead Gas Bought	19.09	2,954.81
Payroll Expenses	20,243.70	58,140.45
Postage and Delivery	47.00	642.55
Professional Fees		
Accounting	925.00	7,287.00
Total Professional Fees	925.00	7,287.00
Propane Expense	0.00	3,656.55
R & M - Building	0.00	703.52
R & M Campgrounds	4,611.08	6,961.04
R & M Other	66.73	1,854.40
R & M Pool	2,195.54	2,220.58
Rental Equipment	285.69	950.16
Social Fund Expense	0.00	50.54
Supplies - Office	635.18	1,404.16
Supplies - Pool	3,706.14	3,789.68
Supplies - Restroom	488.64	1,155.08
Supplies - Shop	3,541.25	6,194.56
Taxes - Payroll	3,159.88	9,020.56
Taxes - Real Estate	0.00	1,867.00
Telephone	211.43	1,688.77
Trash Removal Costs	480.00	1,920.00
Travel	0.00	141.90
Utility - Gas/Elec/Water	5,362.75	36,725.85
Total Expense	47,654.07	173,818.12
Net Ordinary Income	-17,317.65	319,156.93
Donations Received	100.00	2,383.00
Fund Raisers	2,029.00	3,252.05
Interest/ Dividend Income	1.00	165.88
Total Other Income	2,130.00	5,800.93
Net Other Income	2,130.00	5,800.93
Net Income	-15,187.65	324,957.86

Treasurer's Report

Woodland Camp Association
Balance Sheet Prev Year Comparison
As of May 31, 2019

	May 31, 19	May 31, 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	373,357.03	278,172.89
BW Checking - Woodland		
Riverfront	150.00	150.00
BW Checking - Woodland - Other	74,226.27	89,738.06
Total BW Checking - Woodland	74,376.27	89,888.06
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 #600888087	41,065.32	40,945.09
Major Maintenance Projects 1170	17,780.88	23,912.55
Social Fund - BW 39360008	1,987.01	2,106.14
Total Checking/Savings	511,339.33	436,602.53
Accounts Receivable		
Accounts Receivable	-1,175.67	-1,735.73
Total Accounts Receivable	-1,175.67	-1,735.73
Total Current Assets	510,163.66	434,866.80
Fixed Assets		
Building Improvements	213,239.77	213,239.77
Accum Depr - Building Improv	-88,293.27	-83,398.27
Campgrounds	678,295.35	580,336.95
Accum Depr-Campgrounds	-490,207.00	-465,118.00
Office Equipment	20,095.35	20,095.35
Accum Depr. Office Equipment	-19,899.00	-18,768.00
Shop Equipment	114,853.71	113,540.51
Accum Depr - Shop Equipment	-102,206.08	-96,949.08
Vehicles	978.00	978.00
Accum Depr - Vehicles	-758.00	-818.00
Total Fixed Assets	326,098.83	253,339.23
TOTAL ASSETS	836,262.49	688,206.03
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Direct Deposit Liabilities	-2,584.85	-2,303.63
FUTA Tax Payable	223.98	210.79
Iowa State W/H Payable	941.00	801.00
Payroll Liabilities	4,420.56	2,956.44
SUTA Tax Payable	2,271.10	1,791.30
Total Other Current Liabilities	5,271.79	3,455.90
Total Current Liabilities	5,271.79	3,455.90
Total Liabilities	5,271.79	3,455.90
Equity		
Cash	334.45	0.00
Opening Balance Equity	666.79	0.00
Fund Balance	505,031.60	418,039.88
Net Income	324,957.88	278,710.25
Total Equity	830,990.70	694,750.13
TOTAL LIABILITIES & EQUITY	836,262.49	698,206.03

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