

**Woodland Campground Association
Board of Directors Meeting Minutes
February 10, 2024 9:00 am (Google Meets)**

Call to Order: Nikki Time: 9:05am_____

Roll Call: Nikki, Owen, Pam, Connie, Ruth, Jody, Jon, Ryan and Carl joined at 9:16am

Guest: Linda Hoffman

Prior Meeting Minutes: 01/13/2023

Motion to forego reading of prior minutes: Pam Sage and 2nd: Connie Prosocki

All in Favor: _____Yes

Financial Report 2/10/2024: Pam Sage

Report presented and additional discussion held with Owen and Pam on the First Responder account to remove prior member from account.

Motion to Approve: Ruth Brooks and 2nd Ryan Hotz

All in Favor: Yes

Account balances:

BMO:

Small Business account Balance: \$86,784.64

Money Market Plus account: \$195,321.81

Elite Money Market account: \$10,225.08

Bank First:

Checking Account: \$12,765.62

Total in all accounts as of 02/10/2024: \$305,097.69

Other WCA accounts; First responders, Activities, Kitchen and Park Dev. \$10,934.98

Still due outside of normal expenses:

McGuire Iron for the water tower painting \$20,750.00

Gate Upgrade \$20,000.00

Tree Service \$28,000.00

Park Development Rock \$5,000.00

Total: \$73,750.00

Balance due on pool loan: \$143,147.90

Balance in small business account includes dues collected since 11/01/2023 for 2024 season use starting in April 2024: \$56,174.82 and misc reserved deposits.

Old Business

- Winter Project status: Ryan/Jon: nothing has been done due to their schedules and weather; need to create a list for winter caretakers to assist with.
- Equipment maintenance progress: Ryan: Equipment models and VIN numbers, started creating a spreadsheet listing all items at camp. Creating log books for maintenance on each item. Hustler went to Ty's for repairs and maintenance. Ryan to take Skagg mower to Teds as they are a dealer.
- Cameras: not receiving all of the feed, Ruth to check into issues
- Projects Marty/Diane follow up: Diane has been boxing up prior documents and making folders for new year.
- Water License progress: Jon does not have an update at this time.
- Open Positions progress/follow up: Nikki has posted positions hiring for (maintenance, groundskeeping, office and cleaning) on various Workampers websites. Have received responses, there is some promising responses; Ryan will be scheduling interviews for maintenance. Discussed the need for an individual to mow/weed eat unkept lots.

Guest: Linda Hoffman: Inquired about pool lawsuit outcome; due the requirement of signing a non-disclosure agreement unable to discuss. Board to determine where the settlement to be applied.

Discussion held on what will be done with the wood from the trees being cut down. The plan was discussed and agreed upon by board to cut it down to size to sell to members to recuperate some of the expense of removal.

Food Trucks, Linda would like them managed through the activity committee to prevent conflict or over scheduling. She asked if the board would approve a percentage of their sales back to the park. Discussion was held board felt it would be acceptable to ask for a donation but that it should not be a requirement. There is a member with a food truck that would like to park in front of pool to sell frozen items and donate a portion of proceeds.

Four new ducks have been ordered, looking for members to assist with housing in the spring to ensure their safety. Board approved addition of ducks.

New Business:

- Wood from Trees Being Cut Down- Ryan/ Jon: Tree cutting going well so far, work to be done in 10 working days. Members have voiced some concerns with some mess being left, it was stated that it would be in our best interest to have our own maintenance to clean up. Discussion held regarding whether or if any trees were on personal vs camp property.
- Outlets in Water room are black and look like sparks; discussion has been had to have electrician's repair.
- Plow for Maintenance Truck- Ryan: Research was done, estimates gathered to purchase was \$8,000 -\$9,300; board voted not to incur this expense at this time.
- Updated Job Descriptions- Ryan/ Jon/ Ruth: Asked for everyone's input for additions or changes.
- Pool Manager update: Owen: Have commitments from lifeguards and have two backups. Have done interviews for pool manager. Wages discussed and voted on.
- CPO Recertification: Cost to test and gas that was incurred drive to and from two days to be reimbursed.
- Tornado Sirens: Tested and all works well.
- Pool Cover removal and startup: Ryan getting quote and will provide to board.
- Pool Room: Greatly needs cleaned up and organized.
- Pool Gate Keys: additional keys need to be made.

Nikki: moved meeting to closed session at 10:20am

Motion to Adjourn: Pam Sage Time: 11:28am

2nd: Ryan Hotz All In Favor: Yes

Woodland Camp Ground Board Secretary

Jody Grow