

# AROUND THE CAMPFIRE

## Woodland Camp Newsletter

July 8, 2007

Phone numbers: Office (712)649-2594 Fax: (712)649-2107

www.woodlandcamp.net

### NEWS AND INFORMATION

Board members present: Roger Huey, Ron Hollerup, Catherine Yopp, Ray Kanger, Jim Horn, Wily Stark, Mary Francis, and Cheryl Price.

Absent: Max Kenkel

MEETING CALLED TO ORDER BY: Roger Huey

It was brought to our attention that we needed to say the "PLEDGE OF ALLEGIANCE".  
\*And We Did!

Please Note: According to Robert's Rules of Order, page 154, *The minutes should contain a record of what is done, not what is said. Minutes do not contain interjected personal comments or someone's opinion about what has happened. The assembly is responsible for approving and correcting the minutes. What the assembly approves is considered the final wording of the minutes.*

Secretaries report of June's association minutes read by Catherine Yopp.  
Motion to accept Secretaries report by Kathy Wiley, Second by Judy Mueller. Motion carried.

Treasure report by Ray Kanger. Motion to accept by Judy Mueller, Second by Deb Musgrove. Motion carried.

### OLD BUSINESS

Katherine Oliver AMENDED her previous motion.

### NEW BUSINESS

Katherine Oliver AMENDED her previous motion to read as follows: For the safety of all members of the association, to change the hours of all non-licensed vehicles be approved only from 8 A.M. to 10 P.M. I further more ask for a ballot vote with an absentee vote be taken, with notification only by the means of the News Letter, and the vote be taken by ballot on the September **Ballot**. This provision is my right by the voting of ballot. (By the Bylaws, page 6, paragraph 1.)

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(This motion is to be a ballot vote on the September **Ballot**.) Second by Katherine Oliver.

Kris Murray made a motion that children be allowed to ride their toys in their own block with numbers on them and flags. Not on the main road. Second by Terry Weiss.

John Jerrett made a motion to replace fence around store. To be voted on by **Ballot** on the September ballot. Second by Dave Bartlett.

Motion by John Jerrett that all rules passed, or have been passed, by the association, stay in effect for 3 years from the date of vote. Second by Ed Tallman.

Motion by Maralene Klein to change the monthly membership meetings to begin at 1:00 P.M. Second by Ken Croson.

Motion by Dallas Tennigkeit that when a grievance is filed on another member both parties will meet with the board, **\*\***(together), or a grievance committee, to settle the grievance. Second by John Jerrett.

Motion by Dallas Tennigkeit to fix the main road and road around block 15 even if it takes a special assessment. Second by? Ballot vote?

The following motion was not signed which means it is not a legal motion:

Motion to require office to contact property owners before allowing previous property owner access and assistance in removing property that they "say" they left behind.

Gravel that was brought in was not what we normally purchase. The campground is having different gravel brought in. The next order will be 3/8" washed gravel.

The sheriff Deputy's of Harrison County all have keys and at any time, have and will come into the campground. The Highway patrol also have keys.

If you are interested in finding out about blacktopping the road, contact the Office, or Ella Mae L., or Jim in the office.

Mary Frances filled members in on the social activities for the next few weeks.

50/50 drawing won by Judy Watson, \$ 25.00.

Electrical assessment won by V. Cox.

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John Jerrett, Block 12, lot 27 suggested that we use Robert's Rules to use ballot for voting and to use a post office box.

It was brought up that new members are not getting covenants and rules. The office will make a better attempt to make sure every new member receive copies of the rules and covenants.

Roger Huey reminded the association members that the Board doesn't make the rules, they just follow them. If members don't like the rules, they should make a motion to change them.

Motions:

(\*\* means inserted language by the Secretary.)

Cathy Wiley made a motion that babies have to be in car seats when on golf carts. Second by Gary Musgrove.

A request by Kim Stewart for the curfew lift on golf carts. Second by Dave Bartlett.

A request by Kim Stewart for rule change on children riding bikes, scooters, and dirt bikes. Second by?

A request by Kim Stewart that there should be no curfew on adults riding golf carts. Second by?

A request by Kim Stewart that children should be allowed to ride there bikes, dirt bikes, scooters, and etc. as long as they are with an adult or supervised by someone to ensure they are not causing damage, or are not in physical danger to themselves or anyone else. Second by Rocha.

A motion by Cheryl Price that any one using profound profanity to and towards any security team member will be:

1<sup>st</sup> offense - Warning

2<sup>nd</sup> offense - \$ 15.00

3<sup>rd</sup> offense - Will be turned over to board for further measures.

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Motion to adjourn by Katherine Oliver, second by Ken Croson.

Motion carried.

I would like to take a moment to give a special thanks to those of you that put in as much time and effort to get this news letter out in a timely manner.

Thank you all!

Catherine Yopp  
Secretary of the Board

**Woodland Camp Association**  
**BALANCE SHEET - CASH BASIS**

June 30, 2007 AND 2006

**ASSETS**

	2007	2006
<b>CURRENT ASSETS</b>		
BW Playground Fd 600024202	\$ 1,130.77	\$ 59.75
UBS Playground Fund	0.00	1,055.72
Checking - Woodland	102,642.45	55,264.01
Cash on Hand	250.00	50.00
Hi Performance BW 600061311	1,191.61	1,168.07
Elec/Water Fd BW 600267926	3,510.33	3,503.77
Tier One CD	21,436.53	20,636.89
CD - Bank of West #600868087	33,973.74	33,295.10
Social Fund - BW 600266738	8,441.60	5,004.22
Trade Clearing	0.00	-53.65
	<b>172,577.03</b>	<b>119,983.88</b>
<b>PROPERTY AND EQUIPMENT</b>		
Building Improvements	72,466.23	72,466.23
Accum Depr - Building Improv	-45,489.27	-42,338.27
Campgrounds	358,483.39	349,321.85
Accum Depr-Campgrounds	-222,440.80	-204,356.80
Office Equipment	4,468.22	4,362.29
Accum Depr. Office Equipment	-2,600.00	-1,864.00
Shop Equipment	50,477.21	49,548.95
Accum Depr - Shop Equipment	-48,771.28	-47,421.28
	<b>166,593.70</b>	<b>179,718.97</b>
	<b>TOTAL ASSETS</b>	<b>TOTAL ASSETS</b>
	<b>\$ 339,170.73</b>	<b>\$ 299,702.85</b>

**LIABILITIES AND FUND BALANCE**

<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 428.26	\$ 0.00
Prepaid Dues	420.00	960.00
Line of Credit - Bank of West	0.00	19,319.27
Accrued Interest Expense	241.86	1,122.69
FUTA Tax Payable	153.13	163.86
Iowa State W/H Payable	536.00	538.18
Payroll Liabilities	1,451.24	1,431.40
SUTA Tax Payable	1,384.47	1,491.77
	<b>4,614.96</b>	<b>25,027.17</b>
<b>FUND BALANCE</b>		
Fund Balance	190,730.82	191,502.32
Net Income (Loss)	143,824.95	83,173.36
	<b>334,555.77</b>	<b>274,675.68</b>
	<b>\$ 339,170.73</b>	<b>\$ 299,702.85</b>

See Accountants' Compilation Report

**Woodland Camp Association**  
**INCOME STATEMENT - CASH BASIS**  
For the Month and YTD Ended June 30, 2007

	<u>Month Ended</u> <u>Jun. 30, 2007</u>	<u>Year to Date</u> <u>Jun. 30, 2007</u>
<b>Revenue</b>		
Dues - 2006-2007	\$ 3,944.79	\$ 244,395.09
Membership Dues - Prior years	1,067.00	6,692.72
Pool Assessment	40.00	280.00
Transfer Fees	150.00	600.00
Mowing Charges	270.00	3,210.00
Electricity Fees	241.21	9,026.24
Overnite Camp	1,455.00	2,399.00
Propane Sold	1,268.00	3,794.00
Rock Sold	752.00	2,532.00
Ice Sold	309.65	542.50
Gate Keys	80.00	230.00
Late Fees	903.21	5,699.14
Lot Sales	1,500.00	1,500.00
Hydrant Fees	100.00	100.00
Misc. Income	543.50	4,032.42
	<hr/>	<hr/>
<b>Total Revenue</b>	12,624.36	285,033.11
<b>Cost of Goods Sold</b>		
Propane for resale	0.00	2,935.86
Ice Bought	243.25	344.00
Gravel Bought	1,266.29	3,696.24
	<hr/>	<hr/>
<b>Total Cost of Goods Sold</b>	1,509.54	6,976.10
	<hr/>	<hr/>
<b>Gross Profit</b>	\$ 11,114.82	\$ 278,057.01

**Woodland Camp Association**  
**INCOME STATEMENT - CASH BASIS**  
For the Month and YTD Ended June 30, 2007

	<u>Month Ended</u> <u>Jun. 30, 2007</u>	<u>Year to Date</u> <u>Jun. 30, 2007</u>
<b>Operating Expenses</b>		
Bad Debts		
Advertising & Promotional	\$ 2,025.01	\$ 7,539.60
Auto/Truck Expense	56.00	71.00
Bank Service Charges	0.00	860.93
Contributions	0.00	33.00
Insurance Expense	0.00	200.00
Interest Expense	0.00	15,007.99
Miscellaneous Expenses	0.00	1,993.23
Newsletter Expense	504.18	2,349.97
No Lead Gas Bought	519.17	818.94
Payroll Expenses	0.00	2,805.27
Postage and Delivery	6,884.52	26,665.82
Professional Fees	185.65	2,209.35
Propane Expense	675.00	6,075.00
R & M - Building	4.00	9,094.05
R & M Campgrounds	0.00	185.28
R & M Other	0.00	4,036.52
R & M Pool	849.41	1,403.55
Returned Checks	0.00	2,163.78
Social Fund Expense	5.00	1,338.20
Supplies - Office	26.33	614.02
Supplies - Pool	98.63	377.67
Supplies - Restroom	170.89	2,832.10
Supplies - Shop	776.76	1,698.60
Supplies - Small Tools	268.88	2,111.15
Taxes - Payroll	0.00	206.68
Taxes - Real Estate	1,129.26	4,346.48
Telephone	35.00	1,711.00
Trash Removal Costs	178.30	1,533.42
Utility - Gas\Elec\Water	600.00	1,740.00
	10,856.71	34,899.88
<b>Total Operating Expenses</b>	25,848.70	136,922.48
<b>Operating Income (Loss)</b>	-14,733.88	141,134.53
<b>Other Income</b>		
Donations Received	0.00	24.00
Interest/ Dividend Income	0.00	1,510.42
Fund Raisers	825.00	1,156.00
<b>Total Other Income</b>	825.00	2,690.42
<b>Net Income (Loss)</b>	\$ -13,908.88	\$ 143,824.95

**Woodland Camp Association**  
**INCOME STATEMENT - CASH BASIS**  
For the Months Ended June 30, 2007 AND 2006

	<u>1 Month Ended Jun. 30, 2007</u>	<u>1 Month Ended Jun. 30, 2006</u>	<u>YTD Ended Jun. 30, 2007</u>	<u>YTD Ended Jun. 30, 2006</u>
<b>Revenue</b>				
Dues - 2006-2007	\$ 3,944.79	\$ 0.00	\$ 244,395.09	\$ 0.00
Membership Dues - Prior years	1,067.00	3,080.00	6,692.72	211,541.33
Gain on Sale of Assets	0.00	0.00	0.00	-17.08
Pool Assessment	40.00	0.00	280.00	120.00
Transfer Fees	150.00	175.00	600.00	800.00
Mowing Charges	270.00	420.00	3,210.00	1,200.00
Electricity Fees	241.21	140.00	9,026.24	8,918.67
Overnite Camp	1,455.00	2,133.00	2,399.00	3,230.00
Propane Sold	1,268.00	974.20	3,794.00	3,431.15
Road Treatment	0.00	225.00	0.00	510.00
Rock Sold	752.00	2,062.00	2,532.00	3,822.00
Ice Sold	309.65	343.00	542.50	593.80
Gate Keys	80.00	90.00	230.00	290.00
Late Fees	903.21	339.00	5,699.14	2,450.25
Lot Sales	1,500.00	0.00	1,500.00	0.00
Hydrant Fees	100.00	290.00	100.00	435.00
Misc. Income	543.50	133.00	4,032.42	479.00
<b>Total Revenue</b>	<u>12,624.36</u>	<u>10,404.20</u>	<u>285,033.11</u>	<u>237,804.12</u>
<b>Cost of Goods Sold</b>				
Propane for resale	0.00	1,245.16	2,935.86	2,333.50
Ice Bought	243.25	240.00	344.00	674.84
Gravel Bought	1,266.29	1,069.56	3,696.24	2,796.65
<b>Total Cost of Goods Sold</b>	<u>1,509.54</u>	<u>2,554.72</u>	<u>6,976.10</u>	<u>5,804.99</u>
<b>Gross Profit</b>	\$ 11,114.82	\$ 7,849.48	\$ 278,057.01	\$ 231,999.13

**Woodland Camp Association**  
**INCOME STATEMENT - CASH BASIS**  
For the Months Ended June 30, 2007 AND 2006

	<u>1 Month Ended Jun. 30, 2007</u>	<u>1 Month Ended Jun. 30, 2006</u>	<u>YTD Ended Jun. 30, 2007</u>	<u>YTD Ended Jun. 30, 2006</u>
<b>Operating Expenses</b>				
Bad Debts	\$ 2,025.01	\$ 0.00	\$ 7,539.60	\$ 0.00
Advertising & Promotional	56.00	0.00	71.00	0.00
Auto/Truck Expense	0.00	0.00	860.93	0.00
Bank Service Charges	0.00	20.00	33.00	43.75
Contributions	0.00	0.00	200.00	0.00
Contract Labor	0.00	0.00	0.00	150.00
Insurance Expense	0.00	0.00	15,007.99	12,431.08
Interest Expense	0.00	202.56	1,993.23	2,955.12
Miscellaneous Expenses	504.18	203.95	2,349.97	692.63
Newsletter Expense	519.17	257.22	818.94	520.27
No Lead Gas Bought	0.00	0.00	2,805.27	2,636.44
Payroll Expenses	6,884.52	7,007.53	26,665.82	27,129.80
Postage and Delivery	185.65	39.00	2,209.35	1,780.00
Professional Fees	675.00	675.00	6,075.00	6,075.00
Propane Expense	4.00	870.71	9,094.05	4,967.39
R & M - Building	0.00	0.00	185.28	284.81
R & M Campgrounds	0.00	2,530.05	4,036.52	7,613.81
R & M Other	849.41	49.84	1,403.55	1,613.83
R & M Pool	0.00	1,072.57	2,163.78	4,441.43
Returned Checks	5.00	0.00	1,338.20	0.00
Social Fund Expense	26.33	75.00	614.02	1,353.08
Supplies - Office	98.63	162.26	377.67	474.20
Supplies - Pool	170.89	91.99	2,832.10	2,579.37
Supplies - Restroom	776.76	1,252.61	1,698.60	2,573.42
Supplies - Shop	268.88	203.98	2,111.15	1,323.41
Supplies - Small Tools	0.00	0.00	206.68	0.00
Taxes - Payroll	1,129.26	1,149.88	4,346.48	4,443.36
Taxes - Real Estate	35.00	0.00	1,711.00	1,675.00
Telephone	178.30	198.58	1,533.42	2,820.27
Trash Removal Costs	600.00	630.00	1,740.00	1,760.00
Utility - Gas\Elec\Water	10,856.71	18,235.53	34,899.88	59,327.93
<b>Total Operating Expenses</b>	<u>25,848.70</u>	<u>34,928.26</u>	<u>136,922.48</u>	<u>151,665.40</u>
<b>Operating Income (Loss)</b>	-14,733.88	-27,078.78	141,134.53	80,333.73
<b>Other Income</b>				
Donations Received	0.00	0.00	24.00	0.00
Interest/ Dividend Income	0.00	19.19	1,510.42	1,207.63
Fund Raisers	825.00	1,554.00	1,156.00	1,632.00
<b>Total Other Income</b>	<u>825.00</u>	<u>1,573.19</u>	<u>2,690.42</u>	<u>2,839.63</u>
<b>Net Income (Loss)</b>	<u>\$ -13,908.88</u>	<u>\$ -25,505.59</u>	<u>\$ 143,824.95</u>	<u>\$ 83,173.36</u>

# Woodland Church

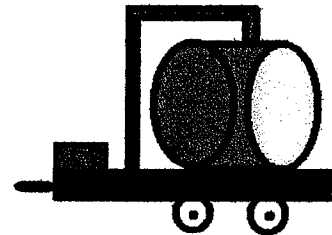
Woodland Church would like to invite you and your guest to attend our Sunday morning service while camping at Woodland Campground.

Church services are non-denominational and everyone is welcome! Bring a chair and come as you are. Church services are held from 9:45 to 10:30 a.m. in the Church just west of the store.

For additional information contact Maralene Klein @ (402) 670-0952 or Tammy Cohron @ (402) 733-6083



Mowing Done Right  
Wayne Neely  
Block 10 - Lot 12  
712-216-0364 or  
712-216-0308



RV Pumping Done  
We have all the right Stuff

Mailing address: P.O. Box 111 Mondamin, Ia. 5155

## Woodland Camp Store

Where you can have breakfast all day

**Weekends Specials**

Breakfast Buffet

&

Nightly Dinner Special

Hours: 7:00am to 10:00pm 7days a week

## Your Add Could Be Here

For only \$10.00 a month

**Service's you offer:**

Property for sale:

**For sale items:**

These adds goes out to over 475  
families each month

Adds must be in by the second  
Sunday of the month

## Mowing Schedule For 2007

July 22	Mowing Measuring
July 24	Mowing
August 5	Mowing Measuring
August 7	Mowing
August 19	Mowing Measuring
August 21	Mowing

### MOTORIZED RECREATIONAL VEHICLE RULES

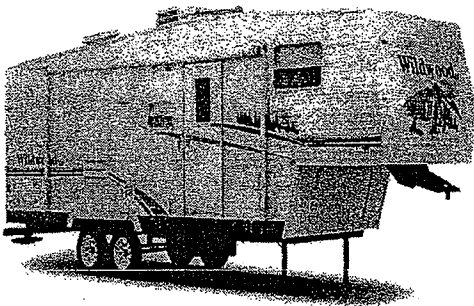
Updated copy 7-12-07

(Golf carts, Go Carts, Mini Bikes, Mopeds, 4 wheelers, Scooters, Unlicensed Motor cycles etc.)

1. Attached bright orange flags visible over vehicle
2. Speed limit is 10 mph
3. Follow all one way signs
4. Yield to cars and pedestrians
5. **NO RECKLESS DRIVING**
6. Stay off of all green areas, sidewalks, and other people's lots. Drive on roads **only**
7. Driving times are 8 AM to 10 PM. Must be 21 from 10PM to 12 Midnight (Golf carts only) and have proof of age with you if requested by security or association members
8. Lights (front and back) are required when the street lights are on.
9. Children under the age of 13 **must be accompanied by an adult on** golf carts, or any motorized vehicles. (Motion May 18 2003)
10. No more persons allowed on vehicle then there are seats for
11. Owner is responsible for all persons operating vehicle. Numbers are to be on each side of vehicle (Lot and Blk) They must be 3 inches tall and can be acquired from the office
12. Follow **all** driving rules
13. **BE A COURTEOUS DRIVER AT ALL TIMES, and have respect for others.**
14. Mini bikes, scooters and mopeds, only have riders as to manufactured seats for riders

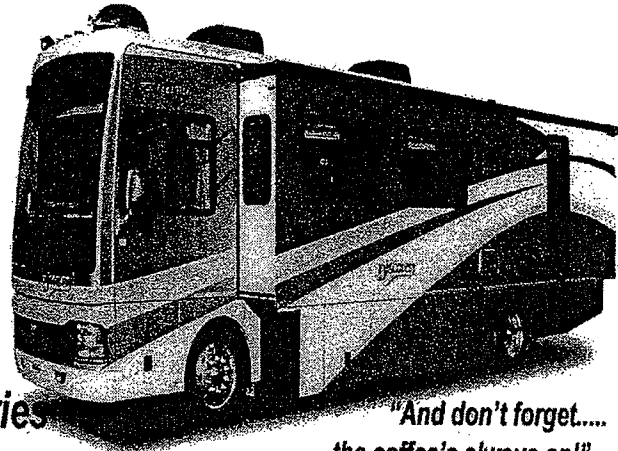
WOODLAND CAMP ASSOCIATION  
1447 BENTON LANE  
LITTLE SIOUX, IA 51545

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PAID  
OMAHA, NE  
PERMIT No. 1691



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5th Wheel • Motorhomes



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**Leach**  
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*"And don't forget....  
the coffee's always on!"*