

Woodland Camp

Around the campfire

May 18, 2008

www.woodlandcamp.net

Called to order: Ron Hollerup President at 11:30 AM

Board members present: Ron Hollerup, Kevin Rutherford, Catherine Yopp, Maralene Klein, Dean Ellison, Dean Garnett, Mary Francis, and Cheryl Price.

Jim Horn has resigned as he no longer is a lot owner. Rick Moore has been asked to replace him and he has accepted the position.

Ron said that it has been a hard winter. We have lost several of our member and their loved ones, as well as several are getting over an illness, and would like a moment of silence

Secretary Report was read by Catherine Yopp, Approved by ? Seconded by Marian Croson Accepted

Treasures report: Read by Maralene Klein.

Old Business:

Motion: Dallas Tennigkeit: Blk 17, lots 1-4. Made a motion that a committee is asked to be formed and one board member be on that committee.
2nd by Leslie Keller Motion PASSED

COMMITTEE REPORT

Sewer & Pool Dean Ellison gave sewer report and pool report. The sewer will cost an estimated \$275,000.00 to bring into the park. That is only to the dump stations, it is not to each trailer. It was also noted that DNR reported that it is not mandatory for us to move on this.

Copy of report is available upon request. Will be posted at the Clubhouse.

The pool will be open May 24, weather permitting. Pool hours are 12 to 9 with 4 to 5 and 8 to 9 adult times.

Gate System: Kevin Rutherford: would still like to have input from association to a better, cost effective gate system.

Roads: Water will be put down on roads on the weekends for dust control. Kevin will check into getting a product that can be put down, probably calcium chloride. Individuals will be able to purchase bags from the park for their blocks. The Park will put it down on the main road.

Question on Asphalt was brought up: If individuals would like to put down Asphalt at their expense in front of their property could they do this.. Answer: Asphalt brought into the campground would have to be approved before being put down. .

We currently have a Road crew working on the Interstate that is staying in the campground. They have agreed to grind 4 inches deep the asphalt on the main road only, to try to improve the roads. This will be from the front gate to the shop and, also from front gate back around to the pool and the circle to the club house and back to the front gate. We have received 9 loads of scrapings already from the interstate, and they have been used through out the park. They will be bringing in more all free of charge

Kevin informed the association the contract for the contractors to grind our roads is just "word of mouth" There is not going to be any guarantee that it will work to control the dust. The work should start in 4-6 weeks

Social Committee: Mary Francis gave a report on her activities. She said that it has been slow this last month because of the weather. She encourages everyone to check their calendar for up coming events. Would like to have volunteers to help on activities.

50/50 was won by: Lori Glissman Blk 5 lot 33

Electrical drawing: The owner of the lot drawn was not at the meeting

Beautification Committee: Catherine Yopp- Have started a beautification committee and need volunteers. If anyone would have any bulbs or plants, or money donation that they would like to donate please contact Catherine Yopp Blk 7 lot 8 or Pat Ellison Blk 15 lot 55. If you have a green thumb we could really use you.

Security: Cheryl Price: Volunteers are needed. We currently have only 4 on the committee and they can not be everywhere. Please contact Cheryl if you can help. Also reported that they will only be out until midnight. We all need keep our eyes open and report any vandalism. She reported that the bathroom vandalism has become intolerable. The bathrooms will be closed {except clubhouse} at 10pm starting June 15 2008 if this continues. If any bad weather is in the area all restrooms will be unlocked for emergencies.

Playground & Environmental. Dean Garnett will be checking on all playground equipment and is asking for volunteers to help with repairs. . Ken Bauman has volunteered the use of his tiller.

Environmental Committee has been very busy, and would like to remind everyone that you must have a permit for any construction. This permit is available at the office and the committee needs 1 to 2 weeks for approval. Also any tree that you plant requires a permit.

Construction Permit is \$10.00 and tree permit is \$2.00.

New Business

The secretary will be working with the Web Master on getting the website updated for the 07/08 season

Motion: Myra Dofner Blk 5, 59-62 made an emergency motion: I make a motion to alert all park members of the closing of the bathhouses effective June 15th if anymore vandalism occurs. It will also be posted in the June's newsletter 2nd by Phil Rocha Motion passed

(This motion was voted on as an emergency because of the vandalize that has all ready occurred) This notice will be posted at all bathhouses immediately and also in the Newsletter.

Motion Clay Glissman. Blk, 5 lot 33. I make a motion, that security can use any golf cart {gas or electric} at any time they need. As long as it does not disturb the piece. 2nd by Judy Muller.

Motion Carolyn Stender. Blk, 1 lots 84-85. I make a motion, to get into an association meeting or to do any voting, you must have your campground membership card, and your name must be on it. 2nd by Marilyn Garnett.

Motion Jim Halsted Blk, 4 lot 30. I move that an independent CPA audit the Woodland Camp's books as soon as possible. The Auditor's findings will be accessible to all association members. 2nd by Lonna Rumelhart

Reminders

Quite time is between 10:00 PM and 8 AM. Please be **Considerate** of your neighbors.

Golf Carts, motor bikes, bikes, etc must have numbers and flags. Both the numbers and flags can be purchased at the office Numbers are 25 cents each, and flags are \$10.00.

All golf carts, motor bikes 4 wheelers etc must keep on the roads and not driven on the greens or sidewalks

A handicap sticker is available at the office. This will allow the person that is handicapped only to drive up to the bathhouses.

Must be 13 years of age to drive golf carts, scooters etc alone. Otherwise an adult must be on with the child when driving.

Speed is 10 miles per hour.

New prices

Rock is \$42.00 per tractor bucket

Propane is 20 lb is \$15.00

30 lb is \$20.00 40 lb is \$25.00

Bulk is \$3.10 per lb

Ice

Small bag \$1.50

large bag \$3.75

Reasons for Replacing 1973 Mobile Home used for Office

Roof leaks, has been repaired several times, the walls and ceiling are full of mold. Mold is a health hazard. We can not allow employees to be working in the mold because of exposure to a very serious health problem.

Trailer was insured for only \$3,000.00 and the Insurance Company wanted to come out and re-evaluate because of the age. Also no coverage on contents in the trailer, this includes any equipment and supplies in the office. Chances are they would not cover it at all after their new evaluation.

Walls are pulling away from the floor and carpet is in need of replacement.

Water heater and pipes under trailer were leaking and there was a hole in the floor so that the water ran down on the ground and not inside.

Wood around the doors and windows was rotten, had to tape windows in this winter. Windows are leaking.

Water in toilet froze this winter several times.

Cost of heating was over \$2,500.00 & air conditioning is very costly.

It came to the attention of the Board that there were questions as to why the Office was replaced we hope that the above answers all questions.

We have sold 19 park owned lots this winter. We now have dues coming in on all of these lots. We have also collected several delinquent accounts. We did not have to borrow from our line of credit at all this year. With the income of the lots sold, and dues coming in on these lots, we paid for the Mobile home. It is a 1997 Bella Vista with Shingled roof, and permanent siding, 16 x 80, with thermal windows and 6 inch walls.

According to our By-Laws the Board can repair, replace or maintain any of the parks assets as needed. We felt that this trailer was beyond repair, and maintenance and replacement was our only option.

Board of Directors

The Board would like to thank **each** and **everyone** that has volunteered their time and expertise in helping to remove the old office, and get the new office up and running. It took a lot of hard work and could not have done it without all of you.

Next Association Meeting June 8, 2008 at 11:30 AM

Submitted by
Catherine Yopp
Secretary Woodland Camp Association