

**Woodland Campground Association
Board of Directors Meeting Agenda
March 2, 2024 9:00 am (Google Meets)**

Call to Order: Nikki Time: 9:00am

Roll Call: Nikki, Jody, Pam, Connie, Ruth, Ryan, Jon, Carl and Jon

Prior Meeting Minutes: 02/10/2023

Motion to forego reading: Pam Sage 2nd Jody Grow

All in Favor: Yes

Financial Report: Pam Sage

Full financials were not available from New Era at time of meeting, statements come out shortly.

Account Balances Provided during meeting; Financials emailed on 3/2/2024.

Motion to Approve Jody Grow 2nd Pam Sage

All in Favor: Yes

Account balances: 3/2/2024

BMO:

Small Business account:	\$108,133.06
Money Market Plus account:	\$195,321.81
Elite Money Market account:	\$10,225.08

Bank First:

Checking Account	\$12,765.62
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Total in all accounts as of 01/06/2024	\$326,448.41
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Other WCA accounts; First responders, Activities, Kitchen	\$10,934.98
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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
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Balance due on pool loan	\$139,318.51
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Misc deposits included in small business account balance	\$29,000.00
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Motion: Pam Sage made a motion to apply a payment of \$35,000.00 from the general fund to the WCA Pool loan principal balance.

2nd: Owen Burgin All in Favor: Yes

Old Business

- Winter Project status: Ryan/Jon: Working on last weekend of Feb, back of blk 15 with a mini they dug up water hydrant and repaired. Digging trench around pool to redirect rain and overflow water, has pipe will get completed soon. Jon ordered 2 replacement hydrants for \$1,600 each for 15 and up by Water Tower. Leveling dirt in blk 16 so that it drains out to the cornfield, also so if river would ever flood, we can put a cap on the pipe so that it doesn't flow into the park.
- Equipment maintenance progress: Ryan – Hustler mower back and ready to go, Skag at Teds mower received quote needs about \$2,500 work, purchased a battery charger and trickle chargers for equipment. Ryan purchased a battery charger; he had been told they could not locate one in garage; it was found and we now have two. Stinger purchased to pin lots.
- Water License progress: Jon – Not resolved, have spoke with DNR they will work with us closer to park opening, can technically operate without license just DNR will be monitoring closely and helping get person certified or person hired.
- Tree Project status: Jon, Hope to have wrapped up soon, will be close to deadline but should be okay.
- Updated Job Descriptions: Nikki – nothing to update at this time.

New Business:

- Employees Update: Nikki / Ryan: Office is staffed, mowing staffed; maintenance still interviewing. No applications for cleaning. Wages discussed for potential candidates. Before extending employment, offer references are being checked.
- Possible Wage Increase for Return Employees: Nikki: Motion to offer increase to returning employees. Second: Ruth Brooks All in Favor: Yes
- Attorney Update: Owen: Has reached out to a few that were referred to him, so far, no call backs. Will continue to follow up and research others to contact.
- Moving of Block Shed / Can Redemption: Jon This will all be done by volunteers and donations. Take roof off, lift up 3-4', enclose with framing studs and plywood so that we can open windows to serve out of. Put cement board on that matches the other buildings.
- Acid in Old Pool tank: Owen asked about timeframe to get this pumped out and move to shop. Being added to the maintenance schedule.
- Can redemption: Previously approved, status on moving. Not confirmed, a lot of opinions where it should be placed.
- Items stored behind maintenance garage: Needs to be gone through and cleared out.
- Tree Farm Committee: meeting 3/2 to discuss location to plant trees

- Activity Shed: Is maintenance putting together, look at right after park opens.
- Liens on Past Dues: Nikki > There are sample letters in office to use to send to property owners. Notice time frame discussed.
- Getting Park Ready to Open: Everyone Opening date April 12th. Availability discussion.
- Board Participation: Closed Session at 9:59am ended at 10:56am

Motion to Adjourn: Pam Sage Time: 10:56am

2nd Ryan Hotz

All in Favor: Yes

Woodland Camp Ground Board Secretary

Jody Grow