

**Woodland Campground Association
Board of Directors Meeting Minutes
May 04, 2024, 9:00 am (Clubhouse)**

Call to Order: Nikki Time: 9:06am
Roll Call: Nikki, Owen, Carl, Ryan, Ruth, Pam, Jody and Jon
Absent: Connie Prososki
Prior Meeting Minutes: 04/13/2024
Motion to forego reading of prior minutes: Pam Sage
2nd: Ruth Brooks
All in Favor: Yes

Financial Report 5/04/2024: Pam Sage
Bank entry error, accountant is working through deposit issue.
Motion to Approve: Jon Foster and 2nd: Owen Burgin
All in Favor: Yes

Account balances:

BMO:

Small Business account Balance:2687	\$399,820.01
Money Market Plus account:0129	\$195,360.24
Elite Money Market account:1170	\$10,250.13

Bank First:

Checking Account:	\$11,249.20
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Total in all accounts as of 02/10/2024:	\$605,430.34
Other WCA accounts; First responders, Activities, Kitchen and Park Dev.	\$10,839.14

Still due outside of normal expenses:

McGuire Iron for the water tower painting	\$20,750.00
Gate Upgrade (Ryan to follow up on project completion)	\$11,000.00
Park Development Rock:	\$5,000.00
Water Room Control Upgrade	\$10,000.00

Total:	\$46,750.00
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Balance due on pool loan:	\$96,437.41
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Outstanding Dues: Accountant working on balance.
Leins discussed, process being worked on with attorney.

Gate key cards discussed: New Owner, one gate card free any additional \$20.00.
New Owners after transfer completed all previous owners' cards; one card will be activated in new owner's name and all others will be de-activated unless purchased.

Old Business

- Moving block Shed Can redemption: Jon – Lowell going through and cleaning out old items.
- Hydrants: Plan to put new ones in by end of year, currently replace 3-5 (Blk 8&10)
- Water System Upgrade: Ordered should come out in June, training to be held.
- Time Clocks: Ruth to order (3): Office, Maintenance Shed and Pool locations.
- Shed for pool cover: Lowel has been working on putting together.

New Business:

- Maintenance Employees still hiring: Have interview today and new hire doing paperwork today.
- Roads: Condition due to rain, will be doing weekly grading.
- Blue Tractor: in need of repair
- Pumps 2" were downsized to ¾" back when installed, need increased back to 2" for pumps to be effective. Also, need to install a grate with 6" pipe to be most effective.
- There are a lot of projects that need to be done; however, we need to be cognizant of our budget.
- Mowing: Owen measuring, proposed schedule and will be posting to website and Official FB. Monday measure, will create list, following Monday still tall will be mowed and billed. To install mounts on mowers to hold weed eaters. Asking new cleaning employee to maintain front entrance for weeds etc.
- Work Order system: discussed process and functionality.
- Communication to members: Proposed researching a text message system to send text blasts on updates. Need to keep the for sale and no longer for sale updated.
- Clubhouse Open: needs to be open weekends, considering weekdays. Remotely unlock from Friday/Saturday 9am-9pm and Sunday 9am – 6pm
- Cleaning supplies: need to be moved to women's storage closet in pool house.
- Shed behind clubhouse needs to be moved, creates issues to get to the lots behind clubhouse.
- T-Mobile wi-fi: Works well in the park, will need to sign up from your home.
- Maintenance Projects: Ryan –
 - Pipes and Sump Pumps for drainage
 - Pool trench completed.
 - Water Spigots -Lowell checking various ones need work.
 - Bathhouses: need painting outside and inside; tile some need replaced, and grout redone.
 - Tree Farm for PD trench
 - Front Gate Signs going up today.
 - Sign for dumpster area – getting ordered.
 - Pool draining today and refilling. Pool company will be here May 17 to ready pool for opening.
 - Burn Pit, needs to be moved away from trees for safety.
 - Porta Pots for Red Cent Retreats: research purchasing them and maintaining.
 - Ryan will get cost estimates put together for various projects.
- Pond: Ryan inquired how do we stop pond from leaking. Jon said, bentonite needs installed, do we need to remove fish, no. Water from back flushing daily is being added to pond, water level continues to go down. In depth discussion held, further research to be done.
- Cameras: Some need maintenance, Ruth and Nikki to look at today.
- Ferrell Gas: Keys for propane tanks; additional keys need made.

Nikki: moved meeting to closed session at 10:29am - 11:16am

Motion to Adjourn Meeting: Ryan Hotz Time: 11:16am 2nd: Pam Sage All In Favor: Yes

Woodland Campground Board Secretary,

Jody Grow