

Oct 4, 2025

WCA Board Meeting Oct 4, 2025 at 08:52

- **Meeting Opening and Attendance** – Nikki Tanner opened the board meeting at 9:00 a.m. on Saturday, October 4th, noting additions to the agenda. Roll call was conducted, with Nikki Tanner, Lisa Pit, Rhonda Thomas, Ryan Hotz, Linda Hoffman, Don Wiegand, Randy Walker, Joni Kelso, and Carl Gates identified as present.
- **Discussion on Unemployment** – Nikki Tanner initiated a discussion about revisiting employee unemployment for the winter.
- **Proposed Work for Employee During Winter** - Joni Kelso presented a detailed list of tasks that could perform during the winter months, even with water limitations, such as repairing and painting picnic tables, grading roads, fixing and painting bathhouses, checking plumbing fixtures, and inspecting playground equipment. Nikki Tanner noted that Park Development should also monitor playground equipment, and Linda Hoffman confirmed their efforts to address immediate safety concerns.
- **Ongoing Campground Maintenance Needs** - Joni Kelso highlighted several other maintenance issues, including the repair or replacement of bulletin boards, clearing limbs and debris, and addressing the condition of the dumpsters and perimeter fences. They specifically mentioned the split rail fence at the park entrance as needing to be taken down and replaced.
- **Unemployment Insurance and Previous Issues** – Nikki Tanner explained that unemployment insurance must be paid by law regardless of whether employees file for it, and that the campground stopped paying unemployment benefits after Ed left the park years ago. Joni Kelso raised concerns about past high unemployment payment levels and questioned the current status of repayments to the state of Iowa.
- **Proposal for Winter Employment** – Nikki Tanner proposed allowing an employee to work as much as possible until winter conditions prevent outdoor work, at which point they could apply for unemployment benefits until March, when they would return to prepare the park for opening. Joni Kelso supported this idea, and Nikki Tanner indicated that employee was amenable to this arrangement.
- **Winter Caretaker Responsibilities** – Nikki Tanner clarified duties as the winter caretaker, which includes maintaining equipment, monitoring the park, and cleaning the clubhouse. They also noted that Winter Caretaker

would be responsible for plowing snow and suggested that employees and Winter Caretaker would need to coordinate their efforts. Joni Kelso requested that it be made clear they are to assist each other.

- **Formal Motion for Employment** - A motion was made hire an employee to work when possible and allow him to file for unemployment during severely cold months when work cannot be performed, with the expectation of his return in the spring. Nikki Tanner affirmed that this agreement would be put in writing and signed by employee, and that they would contact New Era for specifics. Carl Gates and Joni Kelso first and seconded the motion. The motion passed.
- **Worker's Compensation Claim** – Nikki Tanner provided an update on employee's worker's compensation claim, stating that while the paperwork had been submitted, they were awaiting further information from the insurance company. They also noted that employee was seen working and needs new headlights on the golf cart.
- **Addressing Member Situation** – Nikki Tanner discussed issues with a member's family staying in the park all summer without the member present. This is against our rules and Ryan Hotz and Linda Hoffman agreed to address this with the member.
- **Issues with Non-Member Property Owners** – Nikki Tanner brought up concerns about individuals who were given lots but never transferred them into their name who do not maintain the property or pay taxes and dues. These individuals are not members but are using park amenities, which Joni Kelso stated needs to stop.
- **Problematic Campers and Property Conditions** – Nikki Tanner discussed issues with campers whose tanks cannot be pumped out, leading to potential freezing and collapse, and the overall cleanliness of some campsites. Joni Kelso pointed out that bylaws allow for fines and actions, including contacting the DNR if tanks leak, which could lead to a requirement for the trailer to be removed within 30 days.
- **Gate Damage and Fine Adjustment** - Joni Kelso raised the issue of the \$100 fine for breaking the gate being insufficient, as the repair cost is much higher. Nikki Tanner confirmed that the cost to fix the gate arm is \$500, with an additional \$500 for the service call, totaling \$1,000. Joni Kelso proposed increasing the fine to \$1,200, but Dawn Wiegand suggested a motion to make the fine the cost of repair plus \$150, with a minimum of \$1,000.
- **Revised Motion for Gate Fine** - Joni Kelso presented a revised motion that the fine for breaking the gate would be \$1,000, with the possibility of increasing if the repair costs exceed that amount. Dawn Wiegand seconded this motion, emphasizing that people need to be careful when

using the gate. However, the motion did not carry, leading to further discussion about appropriate fine amounts.

- **Further Discussion on Gate Fine** - The board deliberated on the gate fine, considering that the gate system cost \$25,000 and is prone to damage, including from wind. Dawn Wiegand suggested raising the fine for a broken gate arm to \$500, plus a service fee, proposing a fine of whatever the invoice repair is plus \$150. Joni Kelso emphasized that members should be made aware that the average repair cost is \$1,000. The revised motion was passed, with all board members voting in favor.
- **Concerns about Property Development** - discussion and no action was taken
- **Tree Removal and Insurance Liability** – Nikki Tanner discussed bids for tree removal, noting that Lickety Split's bid of \$32,700 for 43 trees includes dumping brush on site, which can be burned by our employees. Joni Kelso raised concerns about insurance liability if members cut firewood on campground property and get injured. Nikki Tanner stated that any such activity would be at the members' own risk and that the campground would not be liable, but Joni Kelso suggested consulting with a lawyer and posting disclaimers.
- **Tree Removal and Park Reopening** – Nikki Tanner addressed the urgent need for tree removal due to a past storm, aiming to complete the work before the park reopens. A bid from Lickety Split for 43 trees, totaling \$32,700, was accepted, with payment terms split between the first 17 trees and job completion. Joni Kelso seconded the motion to accept the bid, and Randy Walker also noted that some trees away from occupied areas could be taken down during the week.
- **Tree Replanting Policy**- Linda Hoffman emphasized the necessity to replant trees that are remove, noting that the park's rules require any tree 3 in or bigger, even on private lots, to be replaced with a permit. Only one member would need to move their camper temporarily for the tree work.
- **Election Contest and Ballot Issues** – Nikki Tanner reported that members are requesting a recount and contesting the recent election due to a "check the box" requirement on ballots, which they described as "stupid". There is confusion about when this rule was implemented, with some members questioning the validity of votes that did not follow this instruction. Joni Kelso and Nikki Tanner discussed that while the instructions were on the ballot, the election committee might have created the rule without association approval, leading to invalid votes.
- **Addressing Election Concerns** – Nikki Tanner advised that members questioning the election results should contact the election committee directly, specifically Liz Gates, who is the Election Committee Chairman. They stated that the board cannot change the voting rules retrospectively

for the current contested election, and any recount must adhere to the original instructions, including the checkmark requirement. Looking forward, Tamara Jackson, who advises the election committee, plans to suggest removing the checkmark requirement for future elections.

- **Emergency Management and 911 Communications** – Nikki Tanner raised concerns about the park's emergency notification system, as sirens did not activate during a recent storm, and 911 services had difficulty entering the park. Nikki Tanner contacted Harrison County Emergency Management and requested information on how to activate the siren and establish a 911-text string for board members.
- **Board Member Participation in Emergency Communications** – Nikki Tanner asked for board members to volunteer to be included in the 911 text message string to facilitate emergency access and coordination, such as blocking roads. Linda Hoffman, Ryan Hotz, Joni Kelso, Nikki Tanner, Carl Gates, and Randy Walker all agreed to be added to the text string. It was also noted that some emergency services, such as Little Sioux, lacked gate keys, and Dawn Wiegand plans to address this to ensure timely access.
- **Dues Increase Discussion** – Nikki Tanner brought up the topic of a dues increase, noting that invoices need to be mailed by October 1st according to bylaws. They also highlighted outdated rules, such as trailer counts, which they find problematic. Joni Kelso presented a spreadsheet analyzing different dues increase scenarios, emphasizing that a \$500 flat rate per lot would result in a significant loss of over \$12,000.
- **Proposed Dues Increase and Electrical Assessment** - Joni Kelso strongly advocated for a minimum increase to \$600 per lot, stating that anything less would not cover the campground's expenses and is not fiscally responsible given rising costs. Nikki Tanner clarified that the current dues are \$730 for primary lots with campers and \$365 for additional lots without campers. Carl Gates confirmed that the \$100 electrical assessment would remain separate and would be applied per member, not per lot, designated solely for electrical upgrades. Nikki Tanner contacted the attorney and was told the board has the right to set these dues.
- **Dues Increase Motion and Passage** - Joni Kelso made a motion to raise the dues to a flat fee of \$600 per lot, explicitly stating that this amount does not include the separate \$100 electrical assessment. Dawn Wiegand seconded the motion, and after a vote, 7 in favor and 1 against, the motion passed. Nikki Tanner anticipated member reactions and planned to announce the change on the official page and website.
- **Reimbursement for Dirt Work Motion** – Nikki Tanner raised a motion from an association member to reimburse a member for dirt work performed on campground property, despite the member having

volunteered for the work. Joni Kelso argued that the board was never obligated to pay these funds, as no board approval or authorization was given for the invoice. Nikki Tanner acknowledged that a member made the motion and that it would be voted on by ballot at the next association meeting, despite the board's concerns about its legality and implications.

- **Winter Team and Generator for Building** – Nikki Tanner discussed a concern raised by the Winter Caretaker and Randy Walker regarding power outages in the building during winter and inquired about installing a plug for a backup generator. They supported the idea of using an existing generator as an emergency backup for situations like power outages affecting residents, especially those with medical needs. Joni Kelso and Carl Gates agreed to ask Dave Jackson to perform the necessary electrical work for the generator.
- **Discussion on Member-Initiated Motions and Meeting Adjournment** - Joni Kelso expressed the need for discussion at the association meeting about member-initiated motions that obligate funds, particularly after work is done, to ensure members understand that only the board has the right to obligate funds. Dawn Wiegand then made a motion to adjourn the meeting. Before adjourning, Joni Kelso asked for an update on fixing the golf cart headlights, which Ryan Hotz agreed to handle. Meeting was adjourned.

Respectfully Submitted

Linda Hoffman

WCA Secretary