

**Woodland Campground Association
Board of Directors Meeting Minutes
June 1, 2024, 9:00 am (Living Quarters)**

Call to Order: Nikki Time: 9:07am
Roll Call: Nikki, Owen, Carl, Ruth, Pam, Jody, Jon, Connie and Kathy
Guest: Linda Hoffman
Prior Meeting Minutes: 05/04/2024
Motion to forego reading of prior minutes: Pam Sage
2nd: Ruth Brooks
All in Favor: Yes

Financial Report /04/2024: Pam Sage
Statements were not available at time of meeting, emailed to board 6/7/2024
Motion to Approve made at Association meeting:
All in Favor: Yes

Account balances:

BMO:

Small Business account Balance:2687	\$389,767.11
Money Market Plus account:0129	\$195,373.48
Elite Money Market account:1170	\$10,258.77

Bank First:

Checking Account:	\$10,573.44
-------------------	-------------

Total in all accounts as of 02/10/2024:	\$605,972.80
Other WCA accounts; First responders, Activities, Kitchen and Park Dev.	\$10,135.84

Still due outside of normal expenses:

McGuire Iron for the water tower painting	\$20,750.00
Park Development Rock:	\$5,000.00
Water Room Control Panel Replacement	\$10,000.00
Pool Opening Platinum	\$4,000.00
Total Reserve:	\$39,750.00

Balance due on pool loan:	\$91,975.53
Outstanding Dues:	\$40,000.00

Lien Status: Connie

Working with Registers office to see if we can file anything besides a maintenance lien.
Inquire with attorney whether we can file liens prior to the bylaws and covenants to be updated.
Additionally, what our legal parameters to file liens.

Little Sioux IA looking to upgrade their water system; inquired about our interest, cost to do so would not be beneficial to the park. Cost to bring into the park approx. \$1.2 to 1.7Million and would need to also pay for water at approx. \$78 per 2,000 gallons. May also still need to pay for license for distribution and test daily.

Trash Dumpsters:

Memorial weekend the dumpsters were terribly miss treated; dumpsters over flowing and all over the ground. Trash company was very upset with the mess.

Dumpsters are owned by camp: 2021 purchased a used dumpster to replace rusted out dumpster and one repaired. Kathy has inquired with trash company to get numbers on have either additional dumpsters on holiday weekends or an additional pickup those weeks.

Clubhouse drainage:

Delays have been due to the excessive rain, plus additional parts are on order.

Drainage issues in blocks: 11, 13 and 15 are problem blocks. Owen contacted Harrison country regarding clean/dig out the culvert ditch along front frontage road to help with drainage. Ideally putting in 6" drainage pipes and a gravity system, currently we use pumps. Pumps pipes are undersized and pipes are plugging. In 15 for this to work that ditch needs dug out.

Pool: Issues on Memorial weekend. Issues with children not following rules and being disruptive. Issues with members not wanting to shower.

Older Muriatic Acid: all been emptied into acid safe containers. Going to repurpose old chlorine and acid containers so that we can use bulk chemicals delivered instead of single barrels \$.50 cheaper.

Gate: Called multiple times for someone to come repair; person that came on Friday unable to fix will have to come back on Monday. Company that we use does not supply 24hr support; looking into Door King.

Plaque for Harp: Presented to Harps family, went well and a nice ceremony. Possibly mount to something and put on white building by the end of this season.

AC Split unit for office: Jon made motion to purchase a unit to install in the office so that we are only heating and cooling the office not the whole trailer. Nikki asked that he obtain all the costs and estimates for the project. ** Table the vote to the July meeting

Mowing: Owen: Ethan Kelso stepped up to mow individual problem lots.

Nikki: moved meeting to closed session at 10:04 am – 10:58am

Motion to Adjourn Meeting: Owen Burgin Time: 10:58 am and 2nd: Carl Gates

All In Favor: Yes

Woodland Campground Board Secretary,

Jody Grow