

**Woodland Campground Association
Board of Directors Meeting Minutes
July 06, 2024, 9:00 am (Living Quarters)**

Call to Order: Nikki Time: 9:06am

Roll Call: Nikki Tanner, Owen Burgin, Carl Gates, Ruth Brooks, Pam Sage, Jody Grow, Jon Foster, Connie Prososki and Kathy Fenceroy

Prior Meeting Minutes: 06/01/2024

Discussion held: Per attorney, if minutes are published not required to read.

All in Favor: Yes

Upcoming Association meeting location discussed due to condition of clubhouse from 2024 flood.
Discussed various potential locations, determined best location Red Cent Retreat due to space & shade.
Will try to get the area fogged for mosquitos prior to meeting.

Flood discussion: Issues with people continuing to drive on the block 17 green space
At this point Clubhouse and roads are the main focus: clubhouse: main body power washed and bleached once will be doing again, starting bath and kitchen next, drywall the water went about 6" up have to determine if needs removed. If Drywall needs removed looking at 1x8's as a chair rail border to cover any drywall that needs cut off.

Furnace and Air Conditioner condition to be assessed; if need replaced would move A/C to roof.

Clubhouse will not be rented out for the remainder of the season.

Rental lots will not be rented out the remainder of the season.

Once roads and ground have dried will be scooping up logs and take to delta.

Rental equipment, have for a full month; if we need additional time maybe 2 weeks.

Approximately \$10k will be spent on equipment rental.

Bug exterminator will be coming through weekly this season as needed.

Employee; pros and cons issues discussed: vote taken on additions: All in favor.

Park Development donated all their Woodstock apparel: all proceeds to be a donation to park for flood relief.

Several meals have been put on by members, all donations to be given to flood relief.

Have received several member donations for flood relief.

Accountant has been asked to allocate these donations separately for flood relief to offset park expenses for clean up and repair.

Campers that were moved for the flood to campground property will have 2 weeks to move their campers back to their property.

Mowing of unkept lots will resume in two weeks.

Annual meeting discussed; will be held in September. Letter to be put together, master list current. Has to be mailed by 2nd week in August. Nikki and Ruth to discuss with election committee and office personnel.

August meeting: nominations for those running to replace 5 board members completing their term.

To keep members informed of campground updates and info: Minutes to be posted at all the message boards at bathhouses and clubhouse.

Will check with Bill Gass to post on tv monitor outside of clubhouse.

Financial Report 7/06/2024: Pam Sage

Motion to Approve

All in Favor: Yes

Account balances:

BMO:

Small Business account Balance:2687	\$353,719.48
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Money Market Plus account:0129	\$195,386.29
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Elite Money Market account:1170	\$10,267.14
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Bank First:

Checking Account:	\$10,568.09
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Total in all accounts as of 07/06/2024:	\$569,940.95
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Other WCA accounts; First responders, Activities, Kitchen and Park Dev.	\$10,135.84
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Still due outside of normal expenses:

McGuire Iron for the water tower painting	\$20,750.00
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Park Development Rock:	\$5,000.00
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Water Room Control Panel Replacement	\$10,000.00
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Pool Opening Platinum	\$4,000.00
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Flood 2024 Cleanup	\$30,000.00
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Total Reserve:	\$69,750.00
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Balance due on pool loan:	\$87,110.63
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Outstanding Dues:	\$36,220.00
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Pam discussed reserve amount for flood; raised concern with our current bank balance being \$353k and \$70k reserved, we have payrolls running \$7k every 2 weeks, electric bills running \$20k-\$30k monthly through October and as well annual insurance bill will be due in December. Will be very close until members start paying their dues. Jon confirmed he felt \$30k was an accurate amount to reserve for flood.

Nikki: moved meeting to closed session at 10:16 am – 10:52am

Motion to Adjourn Meeting: Jon Foster Time: 10:52 am and 2nd: Owen Burgin

All In Favor: Yes

Woodland Campground Board Secretary,

Jody Grow