

Prairie Club Camp Hazelhurst
Siteholders Meeting Minutes
August 13, 2016

Call to order: 10 am by Rich Spurgin, Camp Hazelhurst Chair
Roll Call: 79 cottages were represented. Quorum was achieved.
Approval of July 2, 2016 Minutes

Beth Miller said that the reference to improvement fee should be removed.
Laurie Kagann moved that the minutes be accepted as corrected. Frank Calkins seconded. Motion passed.

Announcements - Rich Spurgin

Property bills have been sent, payment due September 1.
Barn doesn't close for the winter, water is turned off in November.
Items voted on at the siteholders meeting require Board approval.
Please advise guests of the rules on pets and the speed limit.

Service recognition - Terri Clancy

Hazelhurst is a volunteer organization.
Volunteer has almost singlehandedly cleaned up Linwood, Prairie Road - Leo Krusack (others helped).

Beach path - Mike Clancy

Unlimited volunteer - plants, garden, not-ready-to-stop volunteering volunteer John McKee

Treasurer's Report - Kevin Oravec (See written report)

Capital Improvement Funds have not yet been transferred.

Camp Council - John Manthey

Motion: Sites may be represented by proxy on all matters that come before these meetings, provided that the representative must be a member of the Prairie Club and siteholder must provide written authorization to the Camp Chair prior to the meeting.

John Manthey moved, Charlie McKelvey seconded

Discussion: In writing includes electronic. If you are on the phone you are part of the meeting, you do not need a proxy. Proposed that proxy be PC member (not siteholder). Proxy must be received by the Camp Chair by 10 minutes before the meeting.

Motion carries.

Club rule:

Rich moved that the siteholders recommend removing references to Hazelhurst proxies from the Club bylaws. Also change new paragraph for Operating Committee Larry seconded.

Discussion: Formatting can be left to the Board.

Motion carries.

Lease Committee

Lease committee recommends that bylaws be revised to reflect the language regarding 2/3 agreement of selling property that is now in the lease.

John Manthey moved that the Club bylaw be re-written to include language requiring approval of 2/3 of siteholders to sell property. Frank Calkins seconded. The siteholders approved the motion. Thanks to lease committee: Leo & Sue Krusack, Bill Breach, Rick Baum, Larry Bergmann, Patricia Craig, Barb Burton, Nelson Pelletier, Rich Spurgin, Doug Elrick. The lease committee has now disbanded.

Transfer on Death - Nelson Pelletier

Nelson Pelletier said that siteholders are not the same as owners. Being named on the lease does not establish cottage ownership. Beneficiary of a lease does not result in transfer of ownership. Ownership can be transferred by a will.

Pond Proposal - Jeanne Fields

1. Thanks to Patrick Gilligan and all the people who worked with him. This includes working with an engineering firm and implementation. The pond is about 30 % of what it was in 2011. A drop inlet goes under dam. Concrete spillway for when the pond is overly full. The pond provides runoff collection, erosion control, retention area, and is beautiful.

Options include:

1. Removing the dam
2. Remaining in current marsh condition
3. Restoring the pond

1. Removing Dam

Engineering report - could take it out (option, not a recommendation). Then no dam maintenance required. Cost of \$20,000 for water removal of water only. Still need to rehabilitate the basin. Utilities currently enter the Club property through the dam structure. Relocating the utilities would bring the total cost to over \$100,000.

2. Let it be a marsh

But we need basin for water runoff, road runoff, protection of Lake Michigan. Sediment would continue to build up. Need more freeboard, top of the water to top of the deck. Reduced by about 1-1/2 feet.

3. Dredging

Remove 3 feet of sediment. Restore 1 foot of drop inlet.

Propose removing 1650 cy of sediment. Samples have been tested, sediment quality meets EPA standards for land deposition. Proposed location for sediment deposit is a 50 x 60 plot off the service road behind the tool shed. Weeds can be replaced with native plants, stones can be placed, perhaps a bench by Prairie Road. Annual pond maintenance would be about \$3/site.

Rich Spurgin moved that the siteholders authorize spending up to \$24,000 for pond restoration. Sue Tingle seconded. The siteholders approved.

Bathroom Project - Larry Bergman

Committee: Larry Bergman, Patricia Craig, Tom Taylor, Eric Puryear, Sharon Lemler, Leo Krusack, Sue Krusack, Charlie McKelvy, Diana Spurgin

The committee researched various options including portable toilet facilities, composting toilets, septic tanks, flush facilities.

- Small, upgraded portable toilets are not available
- Compost toilets - require maintenance, need to be cleaned, still need water
- Septic tank requires road

Flush facility was determined to be the best option.

Four locations were evaluated. The proposed location is currently marked on beach path. Turns out to be good elevation.

Proposed design includes two toilets, a utility room, and a porch. The design meets ADA requirements. It does not include a ramp. Toilet supports, etc., meet ADA requirements.
2, Design includes: Trex flooring, like a deck, plastic walls, ventilation, wall hung toilets. The roof is metal V crimp and external walls are hardy board.

Costs include:

Permitting \$10,000 (approved)

Utilities \$13,000 (Chikaming)

Structure - \$37,000

Taxes - \$960

Utilities \$650

Insurance \$4000

Cost \$20/site

Motion: Prairie Club is authorized to construct a bathroom facility in the area designated "Reserved for Club Use" on Plat No. 1. The Camp is further authorized to spend an additional \$50,000 to construct a bathroom facility at the location designated on the attached map. Funds to be paid from the Hazelhurst

Improvement Fund. Diana Spurgin moved, Larry Bergman seconded.

Discussion: Approval for construction requires 2/3 of all sites, not just a majority. The cost of the portable toilet we are currently using is \$70/month for 4-5 months. Beach chairman will be responsible for making sure it is maintained for use (historically cleaning the bathroom was part of the lifeguard duties).

Approximately \$140,000 is available in the Hazelhurst Improvement Fund.

Total about \$35,000 has been designated.

There will be about \$45,000 remaining after approving pond and bathroom. Paper ballots were distributed for the vote. Results: 61 votes for construction, 6 votes against. Construction requires 63 votes in order to pass. Rich Spurgin will poll sites that did not vote to see whether there is enough support to go ahead with construction.

Caretaker Compensation - closed session

Base salary \$27,560, increase of 1% (CPI over last 12 months)

Health Care: \$3,750 increase of 10%

Fuel Reimbursement \$1,362 (same)

Bonus \$1,500 from rental income

Nominations - Patricia Craig

Camp Council Nominees Mike Wenniger and Charlie McKelvy elected by acclamation.

Bob Foote's term is expiring. Mike Wenniger completed Nancy Summers' term.

Committee Reports

(see written reports distributed at meeting)

Barn - Diana Spurgin

Barn artwork is back, professionally framed to preserve signatures.

Adjournment

Ellen Elrick thanked Rich Spurgin for his years as Camp Chair. Diana Spurgin moved for adjournment. Frank Calkins seconded. The meeting adjourned at 12:30 pm.

Respectfully submitted,

Beth Miller