

**Prairie Club
Camp Hazelhurst
Siteholders Meeting Minutes
August 8, 2015**

Call to order: 10:08 am by Rich Spurgin, Camp Hazelhurst Chair

Roll Call: 73 cottages were represented. Quorum was achieved.

Approval of July 4, 2015 Minutes

Corrections: Bob Nielsen is in charge of Fire Safety. Kit Manthey should be listed as one of the Hazelhursters remembered at the memorial gathering. The sentence regarding bills has typographical errors.

Rick Krumbacher moved the minutes of the July 4, 2015, minutes be approved as corrected.

Frank Calkins seconded. The motion passed.

Announcements - Rich Spurgin

Welcome new siteholders at site #208

Treasurer's Report - Kevin Oravec

Kevin Oravec presented a report showing the balances of funds as of July 4, the balances as of August 8, and the difference. Kevin reported that it was a typical summer financially. Sources of income include the Fourth of July celebration and the ice cream social. Operating expenses include the library, Saturday night programs, maintenance and Conservation and Centennial garden. Hazelhurst funds in the Prairie Club account comprise the Capital Improvement Fund, the Junior Clubhouse, and the Entrance Project. Expenses incurred this summer for the Red Barn kitchen/bathroom are reported in the Capital Improvement Fund.

At this time there is approximately \$5000 in the Camp Hazelhurst Account and \$50,000 in the Prairie Club account designated for Hazelhurst, for a total of about \$55,000 available for Hazelhurst.

Camp Council - Beth Miller

A written report was distributed via email prior to the meeting.

Golf Carts

John Manthey moved that the following rule drafted by the Camp Council be added to Camp Rule 2 regarding vehicles:

F. Golf carts are not allowed on Hazelhurst grounds without permission from the Camp Chair. The Camp Chair will provide the Property Manager with a list of those with permission to use a golf cart on Hazelhurst grounds. Golf carts must obey Camp rules for automobiles including parking rules. Laurie Kagann second the motion.

This rule had been requested by siteholders that had witnessed reckless use of golf carts by teenagers on Camp grounds. Siteholders raised concerns regarding criteria used by the Camp Chair in determining who would get permission to use golf carts on Hazelhurst grounds. Frank Calkins moved to eliminate the first two sentences of the proposed rule. Tim Wixted seconded.

Patti Craig said that according to process the rule should be sent back to Camp Council, not altered at the siteholders meeting.

The amendment passed. The amended rule, as stated below, passed:

F. Golf carts must obey Camp rules for automobiles including parking rules.

Meetings

At the July 6, 2013, siteholders meeting the siteholders passed a motion asking Camp Council to create a rule defining a quorum at a siteholders meeting as 50% + 1. Camp Council specified that there be two regular siteholders meetings each year, as has been the practice. This does not preclude scheduling of additional siteholders meetings if necessary.

Ed Millermaier moved that the following rule revised by Camp Council be approved (words shown in bold are the new section of the rule, those in regular type are already in effect):

There shall be two (2) regular siteholders meetings each year, one on Fourth of July weekend and one in August, on a date selected by the Camp Chair. A majority of siteholder sites present at a siteholders meeting, either in person, electronically, or via proxy, shall constitute a quorum. At siteholders

meetings, there shall be one vote allowed per site. Such a vote may be cast jointly or fractionally.

A total of 73 siteholder sites are represented at the August 8, 2015, siteholders meeting. There are currently 94 sites held by siteholders. This is an unusually large number of sites represented, especially at the August siteholders meeting.

Diana Spurgin called the question. The siteholders voted to vote on the motion. The motion passed.

Grills

A motion regarding grills was tabled at the July 4, 2015 siteholders meeting. Camp Council solicited input from siteholders regarding grills and presented a revised grill proposal at the July 25 Camp Council meeting. At that meeting Rich Spurgin explained that because the motion regarding grills was tabled rather than sent back to committee that Camp Council could not present a new proposal until the previous proposal was dealt with. The July 4 motion could be taken off the table during the Old Business portion of the August 8, 2015, meeting.

Also at the July 25 meeting members of the Buildings & Sites committee expressed concern that a rule allowing grills could be passed by a small number of siteholders (just over 25%) and it is a rule that affects all siteholders sites. They proposed doing a survey of all siteholders as they had done regarding the most recent rule governing cottage size. Camp Council endorsed this approach.

Prior to the siteholders meeting Camp Chair Rich Spurgin sent an email explaining the status of the grill proposal. Attached to this email was the Camp Council Report including the revised grill proposal developed by Camp Council considering feedback from siteholders.

Tim Wixted pointed out that there were 73 sites represented at this siteholders meeting, and that a survey of all siteholders might not elicit such a large response. Beth Miller acknowledged that on July 25 Camp Council did not anticipate such large representation at the August 8 meeting.

Rich Spurgin pointed out that during the Old Business portion of the meeting any siteholder could take the July 4 motion off the table or during the New Business portion of the meeting a siteholder could make a motion to pass the revised grill proposal.

Proposed Site Lease Agreement - Doug Elrick

Members of the lease committee are Doug Elrick, Patti Craig, Larry Bergman, Leo Krusack, Nelson Pelletier, Bob Foote, Bill Breach, Barb Burton, Rich Spurgin, and Rick Baum.

The proposed lease and additional material were emailed to siteholders prior to the meeting.

Aim of the lease committee was to make the lease more understandable and enforceable and to draft a lease that is in the best interest of Hazelhurst, the Prairie Club, and Spring Grove.

The lease drafted by the committee is only a proposal. If siteholders approve of this draft lease the committee will present it to the Prairie Club Board for their consideration. It is the Prairie Club Board's responsibility to develop the lease.

Changes from the existing lease include:

- addition of a background portion
- all siteholders agree to comply with Hazelhurst Camp Rules and Prairie Club Bylaws

Bob Foote explained that the lease is going back to the principles of the lease as drafted in the 1930s, which was modeled on the leases at Tremont. He said that periodically leases have drifted away from these principles, then been rewritten to adhere to the principles. Addition of the background portion of the lease may prevent such changes in the future.

The lease fee is designed to cover Camp operating costs, taxes, and contribute toward the cost of operating the Club office and to the Camp Improvement Fund. All siteholders treated the same as they always have been, except for the one last lease. The amounts charged for the operating cost of the Club office and for the Camp Improvement Fund are set by the Board and may change during the term of the lease.

In the past siteholders haven't had input into lease development. The new proposed lease requires siteholder input before terms of the lease can be changed. Larry Bergman noted that the new lease has a term of 10-years, with a 3-year allowance for development of the next lease if siteholders and the Board have not come to agreement before the expiration of the next lease. The 3-year allowance allows for change of administration of the Board and the Camp if this is necessary to reach agreement.

Approval of the lease by siteholders would be by a simple majority of siteholders at the siteholders meeting, as are all other votes. If it is approved by the siteholders it will be presented to the Board in September for a vote in October. The new lease goes into effect on May 1, 2016.

The majority of committee recommends eliminating the clause regarding holding the Club harmless and indemnity. Hold harmless and indemnity clauses are typically included in business contracts and businesses are able to obtain insurance for such eventualities.

The lease is an agreement regarding personal responsibility and such insurance is not available or prohibitively expensive.

John Manthey is concerned that including the Prairie Club as additional insured could put siteholders in the position of writing a blank check to the Club from their personal accounts. If an attorney tells a judge they don't understand the judge can start seizing

Liskey, Hazelhurst insurance agent in Bridgman advised that hold harmless is contractual not insurance manner. Including these provisions in the lease will not change the Prairie Club's insurance premium or its coverage.

John Manthey moved that the hold harmless clause be excluded from the proposed lease. Marilyn Gorawara seconded. The siteholders approved the motion.

Current requirements will remain in effect until new lease comes into effect on May 1

John Manthey moved that the proposed lease not include the requirement that the Prairie Club be listed as additional insured on siteholders' insurance policies. Frank Calkins seconded the motion.

Replacement insurance will not be required. Based on his experience rebuilding after his cottage burned, Lloyd Anderson recommends siteholders maintain replacement insurance. It is relatively inexpensive. The existing lease requires all siteholder insurance policies be renewed on the same date. Prairie Club Executive Director Jacquie Dziak has indicated that having policies renewed on

different dates won't impact her work. Having one required date complicated insurance requirements and costs because sites may change ownership on different dates. The revised lease eliminates the requirement that all insurance policies be renewed on the same date.

The motion passed.

John Manthey moved that the siteholders approve the proposed lease overall as revised by the previous motions and authorize the lease committee to present it to the Prairie Club Board. Ed Millermaier seconded. The motion passed unanimously.

Committee Reports:

Barn – Diana Spurgin & Patti Craig

Larry Bergman will order new lighting fixtures

Beach and Boats - Larry Bergman - No report.

Beach Path – No report.

Building and Sites – Nelson Pelletier

Nelson reiterated his concern about the grill proposal presented at the July 4 siteholders meeting (see July 4 meeting minutes). Nelson said that grills have been brought before the siteholders 6 times

Community Relations – Leo Krusack

Siteholder John Gooch spoke on behalf of the Chikaming Township Park Board. At 3 pm next Saturday, August 15, a state marker honoring Carl Sandburg will be dedicated at Harbert Community Park. Carl Sandburg was a neighbor of Camp Hazelhurst and was friends with Jens Jensen. Siteholder Charlie McKelvey is one of the featured guest speakers at the dedication. John urges Prairie Club members to attend the dedication.

Conservation - Sharon Lemler - See written report.

Dam/Pond - Patrick Gilligan - No report.

Entertainment - Janice Johnson

Great program tonight, Claricello at 8 pm

Fire Safety - Bob Nielsen - No report.

Fourth of July - Patrick Gilligan - No report.

Hazelhurst Highlights – Beth Miller

We welcome feedback on the new distribution system.

Historical – Patti Craig - No report.

Junior Activities – Deirdre Gilligan

Activities included campfires, the ice cream social, and the variety show. Deirdre welcomes suggestions on how to reach more Juniors so they can participate.

Junior Clubhouse – Joanna Burda-Smith - No report.

Library – Phyllis Pelletier - No report.

Memorial Service – Janice Johnson.

Siteholders said the service was very well done.

Monday Morning Coffee – Hilary Critchfield

Attendance has been awesome!

Nominations – Patti Craig

The Nominating Committee nominates John Manthey and Nancy Cook to Camp Council. Camp Council needs to meet before the end of the summer to select their own chair.

Don Gray and Beth Miller's term on the Camp Council is up. Continuing members are Bob Foote, Hilary Critchfield, and Pam Donnelly.

Laurie Kagann moved that John Manthey and Nancy Cook be elected by acclamation. Diana Spurgin seconded. The siteholders acclaimed.

Roads – Don Gray

Roads are in excellent condition. Vern has supplied good maintenance. Sediment into pond is still a problem.

Service Hours – Teri Clancy

Nominations for recognition of volunteers were invited from all siteholders. Teri received 9 nominations. The undercover volunteer (who works behind the scenes, runs committees, etc.) of the year is Nelson Pelletier, the dedicated chair of the Building & Sites Committee. Nelson also dedicated countless hours to the lease committee, including helping siteholders understand the proposed lease.

Volunteer of the year Pat Maguire was nominated by 3 different siteholders. He receives the reward due to his work on the renovation of the Barn kitchen and bathrooms.

Tennis – Lisa Pratt

The tennis court is cracked and has weeds growing through the cracks. Lisa gathered bids for resurfacing the tennis court. Siteholders will consider these proposals in the New Business portion of the agenda.

Waste Management – Vern Kits

Generally a good experience this summer. A couple of times the hauler missed a pick-up due to illness. If you encounter a full garbage or recycling container when you go to put in your trash or recyclables, please find a container that is not full.

Brush pickup: Ellen Elrick and the Camp Clippers have done a magnificent job of clearing brush from Camp.

PC Facilities

Buena Vista- Paula Flanagan - No report.

Family Cottage – Carla Klauser - No report

Farmhouse -- Deb McGrath & Barbara Wittersheim - No report

Laurie Kagann thanked the Farmhouse chairs. She enjoys staying there while her cottage is under construction

Old Business – Rich Spurgin

Rich asked whether there was any old business to address. No siteholder raised old business.

New Business – Rich Spurgin

Recommendation for 2016 Capital Improvement Assessment – Rich Spurgin

Recommending that it be \$150 again.

Proposed off-season capital improvements – Rich Spurgin

1. Fix and resurface tennis court.

Diana Spurgin moved authorization of up to \$10,000 for resurfacing tennis courts. Jess Spurgin seconded.

What is the definition of resurfacing? If we had unlimited funds, we would grind it up and install a new court. This would cost around \$60,000. Proposals ranging from \$5900-\$8700 have been received for grinding down areas where it is buckling, power washing, and fixing cracks. Cracks would begin reappearing in about 4-5 years.

Tim Wixted asked whether there was enough demand for the tennis court to pay for resurfacing. Frank Calkins recalled that when the tennis court was built, demand was so high that siteholders

were required to sign up for court time the night before. Interest has waned and waxed throughout the years. Use has been increasing the last few years. Allen Miller reported that there have been times this summer when users have had to wait to use the court. He encountered someone looking for a sign-up sheet.

Patti Craig called the question. The motion passed.

2. Improvements to Red Barn

The Barn needs work including interior lighting, electrical, windows, floors, preventing water from entering the barn during heavy rain. There are cracks in the floor and the stage that should be repaired.

Ellen Elrick moved the siteholders authorize up to \$15,000 to address problems in the Red Barn. Diana Spurgin seconded.

Rich Spurgin said that after the next payments to the Capital Improvement Fund there will be a total of approximately \$59,000 available for Capital Improvements to the Camp.

Patti Craig said she is considering using epoxy cement for the project, it depends on what is found when the cracks are investigated. Whole stage is heaving. Based on observations during the kitchen/bathroom renovation project, the concrete slab making up the stage may be sitting on wood. Underlying conditions are unknown.

The motion passed.

Siteholder Comments on Future Capital Improvements

Gerry Donnelly: consider ongoing commitment for building up the funds.

Tim Wixted suggested revisiting the issue of the pond, eliminating the dam, movie Damnation. Don Gray said the pond is a defacto settling basin collecting silt. If this isn't addressed the pond may fill up with silt.

Doug Elrick pointed out that utilities enter the camp through the dam structure. Lloyd Anderson said that dam removal would be expensive. The pond cleans water and is a great place for wildlife.

New business from the floor - Rich Spurgin

Rich Spurgin invited siteholders to raise new business.

Marilyn Gorawara asked why the tractor isn't kept in the shed. Rich said that was being addressed.

Caretaker's Salary (closed session)

The siteholders passed a motion providing a 2% merit raise in salary to caretaker Vern Kits.

The siteholders passed a motion that no bonus would be given to caretaker Vern Kits.

Adjournment:

Doug Elrick moved for adjournment. Frank Calkins seconded.

The meeting adjourned at 12:35 pm.

Respectfully submitted,

Beth Miller