

**THE PRAIRIE CLUB**  
**BOARD of DIRECTORS' MEETING**  
**September 20, 2018**

**Call to Order**

President Doug Elrick called the board meeting to order at 6:36 pm. All members listed below were present unless designated by an asterisk (\*). All members listed below with (p) participated via teleconference.

**Officers:** President – Doug Elrick (2018)  
1<sup>st</sup> Vice President – John Manthey (\*) (2018)  
2<sup>nd</sup> Vice President – Patricia Craig (2018)  
Hazelhurst Camp Chair/Vice President – Larry Bergman (2018)  
Spring Grove Camp Chair/Vice President – Erin Kiehm (2018)  
Treasurer – Bill Breach (2018)  
Recording Secretary – MP McKenzie (2018)

**Directors:**

Jim “Mac” McCarthy (2018)	Hope Little (2019)	Bob Foote (2020)
Patty Ciesla (2018)	Richard B. Spurgin (p) (2019)	Art Anderson (2020)
Brian Reed (p) (2018)	Charles Calkins (p) (2019)	Charlie Johnson (2020)
Dan Gapen (2018)	Jean Simmons (p) (2019)	Terry Riban (p) (2020)

**Chairs:** Buena Vista - Paula Flanagan (\*) and Beverly McBrien (\*)  
Family Cottage - Carla Klausler (\*)  
Farmhouse - Deb McGrath (\*) & Barb Wittersheim (\*)  
Membership - Barb Burton Halfpenny (\*)  
Nominating – Sarah Craig (\*)  
Conservation – Leo Krusack (\*) and Bernie Dahl (\*)  
Activities - Hope Little  
Spring Grove Lodge – Mickey Hanson and Judy Illingworth (\*)  
Finance - Rich Spurgin (p)

**Members:** Mark Sever

**Executive Director:** Jacquie Dziak

A quorum was established.

**Minutes Approval:**

Patty Craig made two corrections to the 7/18/18 board minutes: to remove that as a private club we are not subject to ADA requirements, and to correct the spelling of Pat Maguire's name.

Erin Kiehm moved to approve the minutes pending those corrections; Jim McCarthy seconded the motion; all in favor, the motion passed.

**Treasurer's Report - Bill Breach**

The reports show how well we are doing. We have \$108,000 in rentals through August and just over \$5,000 in donations. We don't budget for donations since we never know what to expect, so they are always a 100% favorable variance.

Assessments are now all in, so 100% of budgeted. A little below budget on utilities and a little over budget on maintenance. Insurance is several thousand less than budgeted; some insurance we haven't yet paid but still expect to be under budget there. For 2018, the worker's comp is a non-issue.

We have a net income of \$162,000 versus budgeted at \$141,000. This is the time of year that our income is mostly in and counted, but still have expenses to pay for the rest of the year.

Regarding taxes, its a timing thing. The Hazelhurst taxes are not all entered yet so it's off by \$13,000.

On the Balance Sheet, the accounts receivables are large because not all receivables are in yet. Not all siteholders were paid in full by the end of August.

Rental Forecast - Larry Bergman

We're at \$102,000 through August; we project by the end of the year we'll be at \$112,000 for the Hazelhurst rental properties. That's a very good year.

We haven't raised rental rates since 2016. We usually compare to Gintaras which has gone up 12-14% since 2016. They're a commercial entity. We'll discuss at the October meeting as part of the 2019 budgets.

Everyone has gotten their 2019 budget information in. Bill Breach is compiling, then will meet with the Finance Committee and then send out to the board.

On the administrative side, the new bank account and new investment account are not yet set up. It raises the question as to who the signers will be.

Bill Breach moved that the signatories on the Charles Schwab account be the President (currently Doug Elrick), Treasurer (currently Bill Breach, with Mark Sever as successor), Financial Committee Chair (currently Rich Spurgin). Jim McCarthy seconded; all in favor, the motion passed.

Signers have the ability to access online information, to transfer funds and to make investments.

## **Old Business**

### **Standing Committees**

**Elections Committee - Sue Krusack (no report)**

### **Nominating Committee**

Leo Krusack put forth names which were published in the Fall 2018 Bulletin. Sarah Craig has now taken the place of Leo Krusack as Nominating Committee Chair.

### **Finance Committee**

Just a remnant forecast of HH rental properties. We are a little ahead of budgeted: we are coming in around \$112,000 versus budgeted of \$110,000.

### **Membership - M.P. McKenzie**

M.P. McKenzie moved to accept the 8 names published in the Fall 2018 Bulletin. Patty Craig seconded; all in favor, the motion passed.

A question was raised about a couple who were interviewed together instead of separately. It is our policy that married couples are interviewed together and that while they have separate names, Jennifer Cromley and Catherine White are married and were interviewed together.

### **New Business:**

#### **National Park Designation**

Conservation Committee Chair, Bernie Dahl, said the decision has already been made; it will happen regardless so there's no need to send a letter as requested. The question was should we send one anyway? To be on the record for posterity?

Charles Calkins moved that we endorse making the Indiana Dunes National Lakeshore into a National Park, Hope Little seconded; all in favor, the motion passed.

#### **Cherry Beach Project - Art Anderson**

The article from Crains Chicago was sent out regarding 3.09 acres adjacent to Cherry Beach which currently are privately held but this project is raising funds to make public. They need to raise \$1,000,000 by October 1st to qualify for a 75% matching grant from the Michigan Dept of Natural Resources Fund (MNRTF), and as of 9/20 are \$89,000 shy of that goal. They are a 501c3 group, created with the sole purpose of acquiring the land and donating it to Chikaming Township. While the pledges are made now, the funds are not due until April 2019. Cherry Beach is a mile and a half from our beach and there's another public access beach closer so it won't necessarily affect us. What would affect us is if they build tract homes or condominiums. It would be nice to encourage club members to pledge as well.

Hope Little moved that the Prairie Club appropriate \$5,000 forward the Cherry Beach Project for 2019 and ask members to match it with an email blast to members asking that they make their pledges by September 30th. Art Anderson seconded; all in favor, the motion passed.

#### **Hazelhurst Report:**

**The Red Barn** is nearly finished, with the doors and stairs to the second floor nearing completion.

**The Beach Emergency Telephone:** \$3,000 was approved for installing a 9-1-1 phone. They have already installed the cables, they are waiting to order the phone and have AT&T hook it up.

**Basketball Court:** It will cost \$20,000 (concrete) to \$25,000 (asphalt) to replace the 40 year old basketball court, which includes the cost for a replacement goal and other equipment replacement. The siteholders approved the budget of \$25,000 and need board approval to move forward.

Larry Bergman moved that we approve \$25,000 from the HHIF as approved by HH siteholders, Patty Craig seconded; all in favor, the motion passed.

They have received two bids; one for concrete (Wines and Sons) and one for asphalt (Arndt Asphalt). They are still trying to get another asphalt bid and were hoping to get approved and start the work, but it will have to be pushed back until spring 2019. We have to get onto the

contractor's work schedule and they need a signed contract before that can happen.

Rich Spurgin reported that for the tennis court, the life expectancy is 30 years, with resurfacing every 7 years. They grind down the top layer, put something over the asphalt and then seal it.

**Caretaker Compensation:** as spelled out in the report to the board.

Larry Bergman moved that we accept the HH Caretaker Compensation Plan as per the report, Patty Craig seconded; all in favor, the motion passed.

**Chikaming ordinance for registering rental properties:**

The purpose is to identify the owners in case of rental issues, to make owners more responsible for their tenants, to assure they meet code, and to assure adequate parking and trash pickup.

The cost is \$50 each, so we need 5 for each of our HH rental properties.

Larry Bergman moved that we approve \$250 expenditure to cover permits on rental properties, Patty Craig seconded; all in favor, the motion passed.

The question arose whether the ordinance also applies to siteholders who rent out their cottages?

It is the owner's responsibility. However, since we advertise for them, we can ask for their Registration # before advertising. It's not expensive - \$50 for the first year and \$25 annually after that. The audit was simple, a 2 page form asking questions such as how many rooms, how many parking spaces, what about trash pickup.

Charles Calkins moved that the Prairie Club only advertise cottages for rent upon receipt of their registration # from Chikaming Township, Art Anderson seconded; all in favor, the motion passed.

Larry Bergman will put something together with Chikaming Township's language and send out to HH siteholders.

### **HH Camp Rules Revision**

It was discovered that there were 4 separate documents with inconsistencies between them regarding camp rules. So in the interest of restoring consistency and credibility, they went through the documents and identified 4 areas with differences: the preamble, Rule #2, Rule #11, and Rule #20.

They then went back and confirmed votes for each rule. They are not actually revising or changing rules, just correcting the language for rules that have already been approved.

1. The preamble had 2 lines missing, so they highlighted those lines which are now being restored to the document.

2. Rule #2: Parking

No overnight camping.

Golf carts must obey the same camp rules for automobiles.

Such vehicles must be parked in the public parking lot.

3. Dogwalking

Dogwalkers must remove all waste.

Dogs are only allowed on the beach in the evening after 7 pm.

#### 4. Ownership

B. There shall be two general Siteholder meetings each year, one on the Camp Fourth of July weekend and one in August, on a date selected by the Camp Chair. A Site may be represented by proxy on all matters that come before these meetings, provided that the representative is a member of the Prairie Club and provides written authorization from the Siteholder(s) to the Camp Chair prior to the meeting. A majority of Siteholder sites present at a Siteholders' meeting, either in person, electronically, or via proxy, shall constitute a quorum. There shall be one vote allowed per Site at a Siteholder meeting; such a vote may be cast jointly or fractionally.

C. General Siteholder meetings, Camp Council, and Hazelhurst Operating Committee meetings are to be held in the Red Barn or in a place in Camp Hazelhurst open to all Prairie Club Members (with the exception of any portion of a General Siteholder Meeting which discusses or votes on Property Manager compensation, from which the Property Manager is to be excused). Notice of the time and place of any of these meetings must be posted on the Camp bulletin board at the mail house at least 5 days in advance.

D. No Prairie Club Member shall be excluded from any Committee meeting (with the exception of the Evaluation and Compensation Committee, which only meets in executive session to discuss Property Manager compensation).

Larry Bergman moved that we accept the rule changes for Camp HH Rule Revisions, Patty Craig seconded; all in favor, the motion passed.

It was suggested that when posting notes about the meetings, it would be helpful to also post the agenda. Larry Bergman confirmed that the notice and agenda goes out to all siteholders. The notice of meeting is posted to the bulletin board but not the agenda.

#### **Rule 18: Cap on Season Passes**

There are identified problems around the season pass. Hazelhurst is 30% up on rentals and running out of space. One of the biggest problems is how much can our land hold?

Boat storage has become an issue – there are too many boats. We're running out of space to store them all on our beach for easy access. We have allotted 175' for boats but we have 120 boats and it grows every year. We have 19 or 20 catamarans, an unbelievable number of kayaks plus racks for all the paddle boards. Last year we lost the beach which made the problem worse.

Unless they are renting, Prairie Club members who wish to use the camp more than 3 times during June, July and August, or store a boat or beach paraphernalia, must purchase a season pass. We generally have 20 season passes issued each year, this would cap that at 23.

A. The season pass holder privileges extend to immediate family (spouse, parents, children, grandchildren, brothers, sisters, and in-laws). They include houseguests only when accompanied by the season pass holder. They do not extend to non-immediate family or off-ground renters in the absence of the season pass holder(s).

B. Season pass holders, their immediate family and accompanied guests must abide by all Camp Rules. Failure to do so may result in fines, temporary or permanent revocation of their season pass, or other remedies at the discretion of the Hazelhurst Camp Council.

C. The season pass is not transferable. Notice will be sent annually to renew; if payment is not

received by the due date, the pass will be made available to others, with first option being to immediate family members who are also Prairie Club members and identified as such when the pass was first issued. In the case of death, the same will apply.

D. No more than 23 season passes will be issued each year. After that there will be a wait list.

E. The list of active season pass holders will be sent to the HH Camp Chair, HH Beach Chair and HH Property Manager. It will also be posted on the bulletin boards at the camp entrance and beach entrance.

F. Season pass holders are also required to contribute 5 volunteer hours each season to HH camp or pay \$100 in lieu of work.

Capping the number of season passes was proposed in 2009 but didn't pass. At that time members were coming in who weren't paying and so siteholders had to police the beach. They hope this will address that. There was also the experience of people coming to Monday morning coffee and asking how to join the club.

Historically, we've issued 20 season passes or less. 23 passes are likely to equal 100 people using the facilities. Most of our season pass holders also participate in the variety show and other peak season activities.

The main problem is with guests, with people who are renting a house and show up unaccompanied by the season pass holder. They are not Prairie Club members and should not be on the grounds. We have had a steady stream of trespassers.

Larry Bergman moved that we accept Rule #18 as presented, Dan Gapen seconded.

The discussion ensued. One member felt this was not in the spirit of the club, not hospitable for siteholders to tell non-siteholders that they cannot use the club's beach. If we are having problems then we need to screen applicants more carefully. The beach is owned by the Prairie Club and not by the siteholders. It's not fair to club members who purchase houses off site.

The response was that we cannot accommodate more. Which raised the question whether the real problem was with beach clutter rather than too many club members. Maybe those who have boats should be limited to one boat. Perhaps there should be rules that new members have to wait 3 years before being able to store beach paraphernalia or boats.

It was pointed out that the HH siteholders have passed this rule; it is only the board's duty to vote on it.

Siteholders rent out their cottages but the club only gets 10%, in exchange for giving up all the space to beach clutter and boats.

A question arose whether they considered limiting the scope of the pass to just parents and their children.

The point was made that it doesn't address the real issue of beach clutter and too many boats. And that non-siteholders have no way of participating in the process.

The response was that siteholders feel they have no say in offsite season pass holders; that the club itself has complete say. Any change siteholders wish to make is subject to approval of the board. That siteholders should have a voice.

A hand vote was taken: 10 in favor, 6 opposed, 2 abstained, the motion passed.

**Rule 17: Variance**

If a siteholder submits plans to the Building and Sites Committee and they are denied, they may request a variance. All Camp Council members and the Building and Sites Committee make up the Building Variance Committee.

The new wording clarifies the responsibilities and process. The siteholders voted and passed the new rule 33 to 6.

Larry Bergman moved to accept Rule 17 as written, Charles Calkins and Dan Gapen seconded.

The wording did not pass at the last board meeting, so the question was what has changed?

Yes, they identified wording stated that 2/3 of all committee members, which is 8 votes, are necessary. But what if rental chairs don't show up to vote? They might not have 8 of 11 committee members casting votes which would be a big problem. Building and Sites felt encumbered by that. Originally it was 2/3 of those committee members voting, not 2/3 of the full committee. So at the last meeting it was decided to go back to that wording, 2/3 of committee members voting. Often people want the work done in the off season and request the variance later or in the off season. Then it has to be decided by email and done in executive session.

Which led to the concern that 2/3 of those voting limits the decisions to a few. There was not consensus at the siteholder meeting. Concern was that the siteholders still don't fully understand what all this means. That the committee has given itself a lot of room for lax interpretations of the rules. The committee essentially has the freedom to do whatever it wants.

The vote was taken: 13 in favor, 2 opposed, 3 abstained, the motion passed.

President Doug Elrick made a special thank you to the Prairie Club office staff – to Jacquie Dziak who has been Executive Director for 14 years, and to Natalie Brennan who has been Office Assistant for 11 years.

Erin Kiehm moved to adjourn the meeting, Patty Ciesla seconded, all in favor, the motion passed. Meeting adjourned at 9:04 pm.

**Next meeting: Wednesday, October 17th, at the VFW in Villa Park, IL at 6:30 pm.**

Respectfully Submitted,  
MP McKenzie

**Future 2018 Board Meeting Dates:  
December 12**