

Weiss Grove Camper Association (WGCA)
Annual Business Meeting Minutes
July 11, 2026

- 9:00AM – Dedication of the field house in memory of Frank Santoro.
 - We were blessed with the presence of Frank's family.
 - We shared cake and fellowship after the dedication.
- 9:23AM – meeting called to order by Thom S. (President)
 - 26 members were in attendance in person and 4 members represented via proxy for a total of 30 members represented; we had quorum.
- Preliminary Business
 - Pledge of allegiance
 - Round of introductions through the room of those present.
 - Moment of silence for deceased members.
- Last year's meeting minutes
 - Reviewed and accepted.
- Treasurer's Report
 - Cash Assets:
 - Checking: \$3,014.86
 - Capital Fund: \$21,013.68
 - Income:
 - Camper dues: \$20,280.00
 - Field House rentals: \$450.00
 - Bottle returns: \$305.50
 - Petty cash: \$7.60
 - Expenses:
 - Total: \$15381.42 (see report for details)
 - Anticipated increases for the current year: ~ \$500.00
 - Discussion
 - Increasing insurance rates & limited options. Liability needed to protect the WGCA (common areas) and the board.
- Road Report
 - Discussion about who owns the road: Weiss family owns the road, but the WGCA purchased a permanent easement; a copy of which is in our permanent files and is filed with the county.
 - Budget and expenses:
 - Current budget: \$4,500.00
 - Past year's expenses: \$5,023.00
 - Graveled the roads where needed most – more work needed but out of budget for the year.
 - Weiss Rd – primary potholes patched.
 - Requests to all members:

- Please trim vegetation on your property back from the road to avoid encroachment.
 - Please keep to the 10MPH speed limit and remind visitors.
- President's Report
 - Garbage
 - Please do not overflow the dumpsters.
 - Household waste only – avoid large items and place them in only if there is room the day before the trucks come.
 - Discussion about “special” dumpsters (at extra cost):
 - One for scrap metal
 - One at the end of the year for “fall cleaning” that larger items could be placed in.
 - Discussion about security measures for the dumpster areas
 - Camera
 - Chain with lock
 - Common Areas
 - Signs will be put up in the general areas (field and common docks) to remind people (especially visitors) of acceptable behavior.
 - Dogs on a leash
 - No smoking or vaping
 - No glass
- Lake Report (Beth Krueger)
 - 7/11 general meeting (6PM) & fish fry (7PM)
 - Septic pumping:
 - New approved vendor: Rotterdam Septic
 - Reimbursement rate: \$251.00
 - Water quality improved over last year with low E.coli levels well below acceptable values.
 - Dam water release tubes successfully relined; should be good for the next 50 years.
 - Sign-up sheet for regular email notices from the lake association passed around, or you can check the website.
- Weiss Road Resurfacing
 - Needed approximately every 12 years. The road is at 12 years since the last resurfacing and the road clearly needs to be redone.
 - Two quotes obtained, the lowest was \$69,500.00. This quote is for 'oil and stone' material, and would include grinding the current surface, leveling the base, laying oil and stone material, and compressing. Due to the current high cost of materials, the actual work will be determined between 1 and 2 years time. No contracts have been made.
 - Special assessment recommended by the board of \$500.00 per year per member for two years (\$1,000.00 total)
 - Motion to vote approved:
 - Vote results
 - 22 in favor; 8 opposed

- Road Maintenance Fee discussion:
 - Proposed that \$500.00 be assessed for construction work requiring a building permit. Too many reasonable exceptions with this, so the proposal was tabled. Board will revisit.
- Road Budget Increase
 - Proposal to increase the budget from \$4,500.00 to \$5,000.00 per year. Approved via unanimous vote.
- Bylaw Changes
 - Change in how board appointments to vacant positions serve:
 - Short version: Terms are fixed in time, so appointees should complete the term of the person they are replacing.
 - See full details outlined in the mailing for the general meeting.
 - Vote to approve: unanimous
 - Term limits change from 2 consecutive terms to 5 consecutive terms
 - Vote to approve:
 - 29 in favor, 1 opposed
- Board elections:
 - President: Tom reelected without opposition
 - Treasurer: Jody reelected without opposition
 - Board Member: Joe reelected without opposition
 - Board Member: Crystal reelected without opposition
 - Board Member (vacant): Grace elected without opposition
- Field House Rental Fee Increase from \$75.00 to \$100.00
 - Approved for vote
 - Vote to approve: unanimous
- 2026-2027 Budget
 - Dues remain at \$350.00 per member per year.
 - Approved for vote
 - Vote to approve:
 - 28 in favor; 2 opposed
- Open Discussion / other
 - Board will conduct a free Bylaws review with legal counsel to ensure compliance.
 - Property line issues: please respect property lines to avoid legal issues.
- Meeting called to a close @ 11:42AM