

## Oakwood Club Board Meeting Minutes - FINAL

Tuesday, May 9, 2023, 6:00 PM (Central Time)

Attending: President Darwin B, Vice-President Dan M, Treasurer Brian M,  
Bill K, Dave L, Troy M; Assistant Treasurer Sandy L, Secretary Andrea M  
Todd R not present – excused

Committee Chairs: Mark C, Ed G; Club members: Kevin K, Jerry F, Jeff E, Elizabeth K, Matt/Danielle

### Preliminary Discussion

1. Call to Order President Darwin B called the meeting to order at 6:02 PM Central Time. Five board members were present; a quorum was achieved.
2. Agenda additions? None
3. Approval of Meeting Minutes: Bill moved/Brian seconded to approve the April minutes. Motion carried unanimously.
4. Spring Meeting - Andrea has all the documents she needs to send out for the membership meeting. Darwin will connect Mark C with Laurie W to update membership numbers on the website to be sure we have a quorum. The agenda will be written on a white board and the budget will be compressed to main budget sections only for the print version, in order to save paper and printing costs. The full budget, including line items, will be sent via email in advance, as usual.

### Committee Reports

1. **Activities – Ellie P.**  
Not present. No report.
2. **Audit – Janice A.**  
Not present. She sent an email to the Secretary to report the audit was completed. No issues were found.
3. **Communications – Mark C.**
  - He plans to take fresh photos this season to update the website. They will be staged, not candid, to stay in line with the photo releases. Sandy will turn over photo releases to him.
  - He is tracking metrics for website visits, google business listing, etc.
  - He needs to connect with the Secretary to coordinate access to the Google business listing.
4. **Constitution & Bylaws – Cherie Q**  
Not present. Darwin spoke with committee member Tina. The committee is working through the policy manual and addenda with the attorney. Darwin may ask for the lawyer to join a board meeting to answer questions after we have a chance to look over the new versions.
5. **Finance – Brian M.**  
-Membership dues were due on Apr 31. Three members haven't paid, two of those have made payment arrangements. Should we charge them the \$100 late fee listed in the bylaws, or give them a short

extension? After some discussion, it was decided he will charge the third member, who hasn't been in communication.

-He has reached out to accountant Janine regarding filing the 990, but she hasn't responded, so he filed for a six-month extension.

-He is working to correct the errors in the books from past years, but one often leads to another in a never-ending thread. Instead, he suggests we create a new chart of accounts and start a fresh set of records as of Jan 1, 2024. There is \$1900 in the budget allocated for a consultant/accountant to fix these books. He's going to spend that on a consultant to set up the new books.

-He has interviewed three Quickbooks (QB) Pro advisors; two more are scheduled. We are incorporated as a nonprofit, but we technically aren't, and we're using a nonprofit version of QB. The easiest way to clean it up is to start fresh.

-He found a couple of companies to give us a bid on cleaning. Once someone is hired, Ed will take the lead communicating our needs to them.

-Sandy has transferred \$40K into the money market account to earn interest until we need it.

-Safe Deposit box-both people who are listed on it (Jeff B, Bernadette) won't be at Oakwood this season. He is requesting a corporate resolution to open it. Darwin-those are becoming obsolete. Can we save all the documents that are in it, in the cloud? Brian-let's see what's in it and then decide. Darwin-Jeff B may be coming back to MN to visit. We'll see if he's available to go to the bank.

6. **Food – Amy R./Celeste T.**

Not present, no report.

7. **Membership Recruitment – Bill K.**

-Bill shared his screen to show the new Meetup site Andrea created - Naturist Couples Meetup Group. It promotes the club and events for couples hosted by the club. We'll promote it through social media.

We'll add yoga, pickleball, volleyball, etc., events. Andrea-we'll ask OW members to join it if they're already on Meetup. We'll market to other couples' activities groups on Meetup and invite them.

-The TeamUp Reservation App is on both club phones. It is currently used to reserve trailers and track visitors. Trailer rentals are pretty full in July, June is filling up. The app is free, and it can also be used for organizing tasks and people signing up to do work around the club.

-Ed-Given our usual rentals, what is a good day to arrange for the cleaning service to do the campers? Check-in is 3 PM, checkout time is 11 AM. If cleaners come in Mon afternoons 12-3, the trailers would be ready for the next guest. Jerry F asked if the cleaning service would handle laundry for the bedding? No. We have 3 sets of sheets for each, we can do our own laundry in between, the service will change the linens. Darwin-are we going to build the laundry facilities? Dave will report on that in Planning.

-Andrea signed up for a background check site that gives us unlimited searches. The committee will do a more organized and thorough tour for new visitors.

-Steve and Sherry hope to come back with their RV and visit for a volleyball tournament.

8. **Membership Relations – John M.**

Not present, no report.

9. **Planning – Dave L.**

-Dave took the board through the Oakwood Master Plan he and Ed put together. There are 14 capital projects planned on the books, some high priority, some long-range, etc.

-In 2023 the biggest one is the pickleball court, which will need lots of help from members, about 300 hrs. Netting, fence, concrete, paint, landscape.

-Maintenance building and transient lot are next. We need fill and a conditional use permit.

- Pool ramp.
- Tenting area updates-access road and parking, wooden tent platforms, fire rings, run electric, maybe water, build outdoor sink/wash station outdoors at north end of bathhouse under an overhang.
- Clubhouse storage/office room, low priority.

Ed:

- We want to fix the electric on pull through lot in Pines, increase electric to 50 amp service.
- Pickleball court-hope to put up the fence this weekend. Cut postholes, cement in the sleeves, fence, painting, then landscaping. Black fence to match pool, gate on each side for easy access.
- Need help with other projects. The pickleball court took a lot of work, crew will need a breather so they can enjoy club too.
- Weekend cleanup-whatever needs to be done.
- Darwin put an announcement in Oakleaves -Brian and Bernadette won't be up much, need more people to test pool daily.

Dave:

- Need to think about replacing trees that die off.
- Improve the Three Pines trail.
- Put in an exercise trail.
- \$77,500 is budgeted for capital projects. He reviewed the individual project costs. Some costs and materials have gone up since the projects were approved. He's requesting an additional \$18,500, which would include a laundry room.
- Troy-the storage closet in the clubhouse TV room was originally built as a laundry room. It's already roughed in, plumbed and ready to go. Dan-We've been talking about this for a year. Let's move on it. I've had feedback that on a busy day at the pool, it's nice to have two bathrooms, so we shouldn't put laundry in one of those. Bill-Maybe we could put lockable cabinets in one or both of the clubhouse bathrooms for cleaning supplies, so the cleaning service can access them easily. Then we can use the storage closet for laundry. Ed-Might be a good incentive to get the storage shed done. Darwin-Maybe we could use one from the Kids' Club if they don't need both. Kevin-We probably don't need both, can store supplies in one cabinet. Dave-Those cabinets were bought with money raised by the Kids' Club so we shouldn't take them for another purpose.
- Ed and Troy will look at the storage closet next time they're at the club to evaluate its usability as a laundry room.
- Bill moved/Brian seconded to approve the capital increase request for presentation to membership. No discussion, approved unanimously.**

#### 10. **Property – Ed G**

- Brian found the Neat and Clean company that will come out for \$110/visit to clean the trailers and bathhouses weekly. With 17 visits, it's about \$2,000 for the season. He had \$1200 budgeted, needs an additional \$800 approved. Since we can't get membership to do the work, we may need to go this route.
- Troy moved/Bill seconded to hire them.** Discussion: Dan-Would we be required to have them out a minimum number of times? Brian-He discussed a weekly schedule, we'll have the same person every week. They are local, can be flexible. Ed-Do they want a contract? Brian-didn't ask. Ed-Let's have them out the Thu before and Tue after Memorial Day weekend. Might want them out twice in the week of OW Days. **Motion unanimously approved.** Brian will adjust the budget to accommodate the additional cost.
- Ed-Thanks to all the members who helped with cleanup and Dan for the use of his tractor. Trash collection starts tomorrow. Bill-8 MN Naturists signed up to help clean up the club in exchange for a free day pass, but it's supposed to rain. Should we add 5/20 to the calendar also? Ed-They can come anytime

to help. Bill-We should schedule it, so we know when/who is coming.

### **Old Business**

None.

### **New Business**

1. Reciprocity with Avatan (Darwin forgot to add this to agenda.)
  - Darwin-talked with Brad, Avatan President, about having full reciprocity between clubs for members to visit free of charge. They're board is considering it at their next meeting.
  - Brian-Why, what's the advantage? Darwin-We can either work together or we can compete. Better to work together.
  - Troy-The two clubs divided years ago, and we chose to join Oakwood for a reason. Would this be for special events or anytime? Darwin-weekends primarily. Visitors would still have to register before going, they can't just show up.
  - Ed-How/why did this come up? Darwin-In finding ways to improve Oakwood, I wanted to find out how they do things. I had many conversations with them through the winter about marketing, finance, events, etc.
  - Elizabeth-A big part of AANR and our philosophy is social nudism. Whatever happened between the clubs in the past was a long time ago. This would allow us to build connections and share our communities.
  - Bill-I've been there many times, everyone's been pleasant. Any past disagreements were long ago. I'm in favor of working together.
  - Ed-Our membership should decide this. We have different cultures, people choose one or the other for a reason.
  - Bill-An Avatan couple came to Oakwood Days and we gave them a special \$10 rate. We could do the same thing with this, to ensure they register.
  - Brian-Agrees we should put it to the membership. Bring it up at the spring meeting.
  - Jerry-Likes the minimum fee to keep it under control.
  - Ed-We could make special events free between the clubs, like in the past. Volleyball tournaments, etc.
  - Darwin-There's a group of newer members trying to get volleyball going again. Let's reinforce the social aspect, get past old stereotypes.
  - Dan-Put it in front of members.
  - Brian-Likes the \$10 fee, then we can track how many come. If they always come here or we always go there, not reciprocal, we might want to change it later.
  - Bill-Pickleball will be \$15/couple. We could do \$10/couple for Avatan members for pickleball.
  - Darwin-Let's see what their board decides and go from there.
  
2. Dave wanted to bring the following bylaws issues to the board's attention:
  - Section J: Work agreements-in addition to four hours, each member must work for 2 weekends cleaning the club facilities.
  - There is an exemption allowed for 15-year members or 65-year-old members. The request must be in writing to Membership Recruitment 30 days before dues are due and approved by the board. Bill didn't get any requests, so no one is approved for exemption for this season.

**Next Meeting Date** Tuesday, June 13, 6 PM on Zoom.

**Adjourn** Regular board meeting was adjourned at 7:50 PM. Dan moved/Troy seconded. The Board went into executive session to discuss individual membership issues.

Respectfully submitted,

Andrea M  
Oakwood Club Secretary