

**Lake Louise Christian Community
Report of Board of Trustees Winter 2020 Meeting**



February Sunrise from the Buck Cottage

The Lake Louise Christian Community Board of Trustees met at the Wacousta Community Methodist Church in Eagle, MI, on February 8, 2020, 10:00 AM – 3:00 PM. Ten members were present; another four attended via phone.

FINANCIAL REPORT

Ron Buck presented the financial report for year-end 2019. Revenue was down, as had been projected and reported throughout the year. Forestry income was down significantly due to postponed harvesting in 2019 by the company because its new saw mill was not up and running. Buy-in fees were less than those in 2018. There was no revenue from the rental of Camp Kinawind, which had been budgeted for 2019. Camp and retreat revenue was also down, which had been reported throughout the year.

Fortunately, revenue is expected to rise in 2020. Forestry activity will resume this year. Last year's postponed logging plus this year's logging will bring in a healthy revenue which will significantly minimize our deficit this year. We have already seen an increase in this year's camp and retreat registrations. While there will be no income this year from leasing the West End Outpost (formerly Camp Kinawind), there is discussion about a variety of possible future opportunities that will generate income.

The Board unanimously approved the 2020 operating budget, which projects a \$11,882.76 deficit. The gap will be filled with a withdrawal from endowment funds.

CHANGING LIVES CAPITAL CAMPAIGN

The CLCC is now at \$835,000 in pledges, very close to our goal of \$900,000. We are thankful for the donations and support from 58% of all cottagers thus far. Thank you! The Changing Lives Capital Campaign Endowment Fund has been established and currently has \$24,000. Funds from the CLCC have already been used for the improvement of Harrison, Hillside and Delta Lane roads and for camp waterfront improvements.

OLD BUSINESS

West End Outpost (formerly Camp Kinawind)

Staff has been working to clean up and secure the West End Outpost. Stay tuned for announcements of volunteer opportunities!

Dumpsters

As previously announced, our dumpsters this year will be in the same locations as last year. Due to safety concerns, staff will no longer remove prohibited items (e.g., construction materials, cement blocks) from inside or around the dumpsters. Please be aware that some of these prohibited items can cause not only damage to the trucks hoisting the dumpsters up, but also serious injury to the truck operators. *Cottagers are responsible for following the rules and for monitoring the dumpsters and the surrounding areas for prohibited items.* As a reminder, prohibited items are:

- Toxic and flammable materials;
- Auto batteries, oil and petroleum;
- Furniture, large appliances, and organic yard waste,
- Construction materials.

New Camp Program Development

The Changing Lives Campaign has allocated \$25,000 for new programs in addition to the \$75,000 existing allocation. Jim proposed ideas including a high ropes course, zip line and adventure center. To maximize these potential opportunities plus the previously stated priorities for environmental and STEM activities, the board unanimously passed a motion to introduce these in the summer of 2021 rather than 2020, using the time between now and then to thoroughly study all possibilities and perhaps include the land at the West End Outpost.

Executive Director's Report

Jim Willford reported that three areas of LLCC property will be logged this year:

- 139 acres south of Thumb Lake Road on each side of S. Magee Rd. and will be completed by September 30;
- 61 acres in and around the West End Outpost. This activity will be completed by May 30, 2020;
- 71 acres north of Morning Side Dr. with an end date of March 1, 2022.

Cottagers will be notified as the logging schedules are finalized. The logging equipment will not be using Morning Side Dr. at any time.

Registration for summer camp is open and has more reservations than at this time last year. Working with the Board's new marketing committee and the CLCC consultant, he placed several Facebook ads which have shown promising results.

Program Report

Reporting for Program Director Neil Haney, Jim said that 69 children and youth are registered so far for summer camps. A tiered pricing plan was introduced and is going well. Neil has reached out to groups

that were displaced when Judson Collins Camp closed. Some of the retreats that cancelled last year are already back or have indicated they will be back. Staffing is always a challenge. Lifeguards are especially needed at this point. Minimum age for lifeguards is 18.

NEW AND MISCELLANEOUS BUSINESS

Cottager Assessments

Board President Sandy Smith reminded us that our assessments, mandated in our lease agreements for five-year periods of time, must be considered this year for 2021-2026. Financial Chair Ron Buck said he would conduct a study of assessments for neighboring associations.

Volunteer Opportunities for Cottagers

Many cottagers have voiced a desire to volunteer at the camp and for special projects. Board member and new cottager Liz Carr, along with board member Christie Brewster, will interview camp deans. Liz will report their results at this summer's Pizza Party.

Hudson Township Assessments

Ron reported that his cottage was recently re-assessed. It was a legitimate assessment and the assessor has been to other sites around the lake as well. Jim has asked the assessor if she would alert him when she is coming to Lake Louise so cottagers won't be alarmed if they see her walking around their property.

Committee Reports

Cottagers' Council: I reported that most of us are concerned about the high water level and some of us have had to make expensive investments in our cottages and beach areas.

Nominating Committee: Hilary Thurston-Cox nominated Alicea Williams as a conference representative to the board. The nomination was unanimously passed.

Worship Committee: Kathy Gilbert reported that the worship theme this summer will be "Sharing our Wellsprings of Hope."

Marketing Committee: David Baker reported on nine different marketing activities the committee has undertaken and listed another nine they have planned.

Personnel Committee: Liz Car reported that the Employee Handbook has been updated and that Blue Cross Blue Shield continues to offer the best plan for our employees.

Sandy adjourned the meeting.

Mark your calendar for our Cottagers' Council events!

- Potluck and Cottagers' Council meeting: Saturday, June 27
- Boat Parade: Sunday, July 5
- Pizza Party: Wednesday, July 15
- Townhall Meeting: Saturday, July 25
- Cottagers' Council Meeting, Community Dinner and Ice Cream Social: Wednesday, August 12

The special drop-off dumpsters will be in the meadow on Pioneer Trail June 22 – July 6.

**Lake Louise Christian Community
Report of Board of Trustees Spring 2020 Meeting**

The Lake Louise Christian Community Board of Trustees met virtually by Zoom on Saturday, April 25, 2020, 10:00 AM – 3:00 PM. Sixteen members were present plus Jim Wilford and Neil Haney. Board President Sandy Smith introduced new member Alicea Williams. Trustee Liz Carr led devotions, urging us to look for new opportunities during this time of world-wide crisis.

FINANCIAL REPORT

Treasurer Ron Buck presented the financial report for first quarter 2020 compared to the same time period in 2019. Operational revenue showed forestry sales +\$33,000, buy-in fees -\$19,000, scholarship +\$4,000 and retreat registrations +\$8,000. Expenses showed no notable fluctuations and there were no withdrawals from our investments. Looking ahead, forestry activity will resume this year. Last year's postponed logging plus this year's logging will bring in a healthy revenue which will offset our projected deficit.

CHANGING LIVES CAPITAL CAMPAIGN

The number of campaign pledges has leveled out at \$836,313. Contributions to date total \$506,632 and we have spent \$247,991. There are three projects scheduled for this year funded by these contributions: the Pearson Rd./Pioneer Tr. upgrade, a restroom near the chapel and the completion of the boat house.

OLD BUSINESS

Many of you have noted that Charlevoix County's State Equalized Value of your property rose sharply this year. Ron is reviewing this with the assessor and an attorney who has expertise in this area. We will have more information about this in the future.

EXECUTIVE DIRECTOR'S REPORT

Jim Wilford applied for a loan from the federal Payroll Protection Program, working with Chemical Bank, with the goal of keeping our staff employed. Currently, Jim is in the office several hours a day and working from home the rest of the day. Neil and Cheryl both work from home. Myke inspects the facilities each week and Trista and Gary have taken their Paid Time Off. Part time staff have not been paid. *(Note: Since the meeting, we learned that the loan request has been approved.)*

Three areas of LLCC property will be logged this year: 139 acres south of Thumb Lake Road on each side of S. Magee Rd. with a completion date of Sept. 30; 61 acres in and around the West End Outpost, to be completed by May 30; and 71 acres north of Morning Side Dr. to be completed March 1, 2022. Cottagers will be notified as the logging schedules are finalized.

Jim has been working with CP Consulting to develop a new website. It is now live and we were all encouraged to explore it. www.LakeLouiseCommunity.org.

American Waste has been bought by GFL Environmental Inc. The charge to empty each dumpster each week is \$60. We discussed the cost of last summer's recycling at the bin at the camp: \$600 for the initial delivery, \$300 per month for three months, \$600 each time it is emptied and \$600 for removal.

Financial Director Cheryl Millington will retire, effective May 31 and Jim is currently trying to fill the position.

Jim gave a report about the effects of COVID-19 on the local community. Otsego County has a high number of cases, largely due to an outbreak in a local nursing home. All COVID-19 patients are sent to a hospital in Grayling. Regional officials are concerned about a potential influx of people from down state and other areas, especially since local hospitals do not have capacity for an increased population. If people do choose to travel and stay up north, they are required to self-quarantine for 14 days.

PROGRAM REPORT

COVID-19 and the Stay At Home Order have had their effect on our ongoing programs. Neil reported that several camping marketing events have been postponed or cancelled. Many of the retreats that we have booked have been canceled. Myke has had challenges coordinating Boyne Country Service projects. While in the past we have had summer staff members from overseas, this year potential employees cannot get visas so cannot come.

NEW BUSINESS

Sandy led a discussion about our Bylaws. David Baker asked about necessity of adding the Marketing Committee to the bylaws as a permanent committee but it was generally agreed that we did not need a change in our bylaws to do that. Kathy Gilbert moved that we reduce the number of members from the Methodist Conference from eight to four, phased in over time, to be voted on at the Board's Annual Meeting in June. After thoughtful discussion, the motion passed unanimously.

Summer Camp & COVID-19

The challenge of running summer camps this summer has obviously been a great concern. No camp staff have been hired yet. All plans to add to summer camp activities and build a pavilion by the water front have been canceled. Board members had all read the Finding Direction camping report that Jim circulated before the meeting. In it, reports of surveys detailed concerns and challenges facing summer camps. The CDC is supposed to announce recommendations for summer camps but that is not yet available. Camp deans and other volunteers have expressed great concern about the feasibility of maintaining safe practices while eating, sleeping and carrying out regular camp activities. Several board members expressed concerned about the camp's liability if there were a COVID-19 outbreak during a camping session.

The possibility of renting out the camp's cabins presents opportunities for revenue without all the risks inherent with running camping sessions. Retreats or family gatherings could use the cabins. Food service would not be an option for them.

Ron Buck projected a \$120K - \$180K deficit if all camps are canceled. However, if the PPP loan is approved, the deficit would be offset by \$80K. Another option would be to take out a commercial loan. *(As noted above, the PPP loan was approved after the date of this meeting.)*

Doug Vogel moved that we cancel children's residential camps in June and July. The motion passed, 17-1.

COMMITTEE REPORTS

Worship Committee: Kathy Gilbert moved that Sunday services in the Tennant Chapel should be canceled. The motion was unanimously approved. Kathy will work with the others on the Worship Committee to form alternative plans.

Cottagers' Council: I noted that most of our summer meetings events will have to be altered. We can still hold the first Cottagers' Council meeting on Saturday, June 27, but it will be held at the Horner Center and there will be no potluck dinner. Other plans will be announced at a later date. I also noted that all cottagers who choose to come to Lake Louise this summer must be prepared to self quarantine for 14 days. I also noted that rising water levels, higher this year than last year at this time, are still a big concern. While we can't stop the water from rising, we could at least reduce the damage to our beaches and some structures near the water if boaters respected No Wake zones. David Baker, Gordon Graham and Bob Korte volunteered to work with me to research options. More information will follow.

Nominating Committee: Hillary Thurston-Cox moved that Corey Simon be appointed to the board. This was unanimously approved. Corey is a clergy member and a counselor at Camp Beloved and the Middle School camp.

Land and Water Committee: John Marshall proposed that Pearson Lane and Pioneer Trail be improved. All cottagers should have received detailed information about this in Jim's last email. Doug Vogel moved that two auxiliary trails be bermed, limited trailer parking be allowed in a small section shielded by greenery, and a fee be determined for limited trailer storage. The motion passed, 15-1.

Marketing Committee: David Baker encouraged us to follow the camp's social media. Videos will be added. A September retreat is scheduled for youth workers. The camp had a booth at the Fenton Camp Expo.

Personnel Committee: Liz Car asked that we celebrate Cheryl's retirement with her by sending cards and writing notes of thanks for her. All notes and cards should be sent to Liz at 2267 Sunset Bluff Dr., Holland, MI 48424. She will artfully combine them and present them to Cheryl.

Miscellaneous: The lake level continues to rise. All of us have lost most of our beach and some of us face threats to our cottages and boat houses. One thing we would like to do to protect our property is to discourage high-wake boating and watercraft activities. Sandy appointed a committee including of David Baker, Bob Korte, Gordon Graham and me to investigate the establishment of a No Wake zone. *(We are actively working on that now and will fill you in on details as soon as we can.)*

As the meeting concluded, Sandy thanked Doug Vogel for his years of service on the board.

The next meeting is scheduled for June 20, 2020.