

SANDY PINES WILDERNESS TRAILS, INC

BOARD OF DIRECTORS' MEETING

April 17, 2026

6:00 pm – NorthShore

Minutes – Board Approved

CALL TO ORDER: Craig Van Beek called the meeting to order at 6:00 pm.

INVOCATION: Jeff Sweitzer

PLEDGE OF ALLEGIANCE

ROLL CALL:

Board of Directors: On-site attendees were Rick Day, Kolyn Giebel, Ginny Hager, Kelly Johnson, and Craig Van Beek. *Remote:* Corey Berens, Larry Munger, and Paul Peppel

(8 present)

Joined Later: Scot Wyman – *after Minutes approval*

Staff Present: Jeff Sweitzer, Park President, and Kimberly Williams, CFO

MEMBER COMMENT ON AGENDA ITEMS – none

APPROVAL OF NEW PARK MEMBERS (January 2026 through March 2026) Sweitzer summarized new member sales for January 2026 through March 2026. Total new sales were 16 during the mentioned time period, within these sales 7 were for- sale-by-owner, 7 were sales through the sales department and 2 were transfers. There were 26 total new members; 6 in their 30's, 6 in their 40's, 9 in their 50's, and 5 in their 60's. **Motion** by Day to approve the new members for January 2026 through March 2026, with support from Hager. All ayes. **Motion carried.**

MINUTES: **Motion** by Johnson to approve the January 2026 Board of Directors meeting minutes, with support from Giebel . All ayes. **Motion carried.**

STANDING COMMITTEE REPORTS:

***Finance:** VanBeek asked Williams, CFO to provide an update of the financials for March 2026 YTD Financial Statements for SPWT and LMGC.

Williams provided a brief summary of the Financial Statements for SPWT for March 2026 YTD.

Motion by Hager, supported by Berens, to approve the SPWT Financial Statements as of March 31, 2026 year-to-date. All Ayes. **Motion carried.**

Williams provided a brief summary of the Financial Statements for LMGC for March 2026 YTD.

Motion by Giebel, supported by Peppel, to approve the LMGC Financial Statements as of March 31, 2026 year-to-date. All Ayes. **Motion carried.**

EXECUTIVE/PERSONNEL:

Comments from the Chairperson:

Van Beek stated that it was wonderful to see members present and expressed appreciation for the time spent with the Board and staff throughout the off-season. He also thanked the Rules Committee for dedicating time over the past weekend to review the rules in preparation for the upcoming season, as well as the staff for all of their hard work and preparation. Van Beek further expressed gratitude for a full lake and looked forward to a great upcoming season.

Comments from the Park President:

Sweitzer welcomed everyone back for the 2026 season and expressed excitement for the opportunities ahead. He shared that staff had been busy working behind the scenes throughout the off-season preparing for a successful year. While previous off-seasons often included major visible projects such as the Northshore building, bridge improvements, or pool projects, much of this year's work focused on operational improvements and strategic planning.

Sweitzer noted that member surveys were conducted to gather feedback and identify areas for improvement heading into the new season. One topic of interest included revising the flea market concept into a craft show format, shifting the timing from morning hours to approximately noon through 6:00 PM. The goal is to create additional excitement and engagement through expanded offerings, including member and non-member vendors, crafts, and food trucks. It was noted that the Chapel indicated no concerns regarding the adjustment, in regards to the pancake breakfast schedule alongside the afternoon craft show. Additionally, Memorial Day weekend reservations are currently fully booked.

Marketing and Recreation teams were recognized for their extensive work updating the website and redesigning the seasonal event calendar. The updated platform includes a new format with enhanced search capabilities to improve member access to events and activities throughout the season.

Sweitzer also provided an update regarding the former salon location, noting that after approximately 20 years, the previous lease owner elected not to renew. Staff has evaluated opportunities for the space and plans to introduce a new coffee shop and bakery concept offering coffee, donuts, and pastries. The initiative will be piloted during the season to assess member interest and overall success.

Lastly, Sweitzer shared that seasonal staff have returned and are actively preparing for the upcoming season, including completing training on the new system implementations. He concluded by expressing appreciation for staff efforts and optimism for a successful 2026 season.

OLD BUSINESS:

- **Executive Session: Litigation, Personnel Matter or Member Discipline**
 - **Motion** by Johnson, supported by Hager, to move to a closed Executive Session meeting at 6:26pm. All Ayes. **Motion carried.**
 - **Motion** by Day, supported by Giebel, to move out of Executive Session and reopen the Board of Directors meeting at 6:45pm. All Ayes. **Motion carried.**

NEW BUSINESS:

- **2026 Renewals**

Sweitzer stated that Member Services has been busy with the distribution of seasonal stickers, which are packaged in blue envelopes for easy identification. He noted that an additional sticker pickup opportunity will be available on Saturday, April 18, from 8:00 AM to 12:00 PM. Sweitzer further emphasized that stickers may only be picked up by the specific Sandy Pines member listed on the account.

- **Capital Investment Project**

Sweitzer shared that a significant focus for the 2026 season will be the review and presentation of the Capital Investment project, driven by the upcoming expiration of the current 10-year Capital Reserve Assessment, with the final assessment billing scheduled for the 2027 season.

He explained that member survey results, along with a transparency report, have been distributed and are available on the website under **Finance – Capital Investment Fund Information**. The transparency report provides a one-page summary, while the Capital Asset Survey Report contains more detailed information.

Sweitzer noted that substantial time has been dedicated to the project during the off-season through collaboration among a cross-functional team, including staff, Board of Directors members, Finance Committee members, Long-Range Planning Committee members, and external engineering consultants from Wightman. The engineering group conducted inspections and assessments of park structures and provided projected costs and planning estimates to support long-term capital planning.

A town hall meeting is scheduled for Saturday, May 16, to share findings and gather additional member feedback. Additionally, the Board of Directors will hold a workshop on Monday, May 4, to conduct a comprehensive review of the data and analysis.

Survey results reflected 1,271 member responses, representing a 58.8% participation rate, noted as the highest response rate received to date. The survey also generated approximately 900 member comments, with 67.4% of respondents indicating support for renewing the Capital Investment Fund while acknowledging that updates and modifications may be needed. Topics related to lake infrastructure and lake wells emerged as primary areas of concern among respondents.

Sweitzer stated that the capital planning analysis includes an extensive Gantt chart consisting of approximately 700 identified projects and associated cost estimates, along with roughly nine different funding scenarios designed to evaluate the most appropriate options for both members and the park.

He emphasized the significance of the project and shared that considerable effort has been invested to begin the review process more than a year in advance to ensure thoughtful planning, transparency, and preparedness.

Van Beek reiterated the importance of carefully evaluating the need to renew Capital Investment funding to address long-term infrastructure needs throughout the park. He acknowledged the substantial work completed by committees to date and stated that the Board of Directors intends to review the information thoroughly and thoughtfully. Van Beek further noted that the Board recognizes the financial pressures and inflationary challenges facing members and will take those considerations into account while balancing the responsibility to protect the park's infrastructure and members' long-term investments.

- **Keystone Propane**

Sweitzer provided an update regarding the letter received from Keystone on March 9, indicating plans to remove propane tanks from the park beginning March 12. Sweitzer and Williams met with Keystone representatives to communicate that the proposed timeline was not practical or realistic for members and to discuss a more gradual transition process.

Through these discussions, an extension was negotiated to allow members additional time to evaluate their options, including purchasing and retaining their existing tanks while transitioning service providers, or returning tanks and receiving refunds for any remaining fuel balances, where applicable.

Sweitzer shared that future member surveys may be distributed to gather feedback regarding the possibility of limiting propane service providers to one or two vendors. The intent would be to potentially leverage more competitive pricing and reduce the risk of unexpected service disruptions from vendors discontinuing operations within the park.

He noted that the negotiated extension represents a positive outcome, providing members with additional time and flexibility to transition services in an informed and orderly manner.

- **EGLE 2026 Structures Letter**

Sweitzer shared that Sandy Pines, along with other campgrounds, participated in stakeholder meetings with the EGLE Campground Division regarding proposed updates to campground structure guidelines. He noted participation in two meetings focused on providing feedback related to the proposed revisions.

Sweitzer explained that one draft proposal indicated that if a member makes modifications to a trailer, the trailer and associated structures may need to be removed from the park. Sandy Pines and other stakeholders expressed concerns that such requirements would not be practical or feasible and emphasized the importance of incorporating corrective action processes before requiring removal.

Additional concerns were raised regarding language surrounding structures, including restrictions involving decks located in front of trailers. Sweitzer noted that while decks may technically be considered structures, many are free-standing and movable. He reiterated that Sandy Pines' existing expectation is for structures to remain free-standing and easily movable.

Sandy Pines is currently awaiting the updated guidance letter from EGLE. Once received, administration plans to review the information with the Rules Committee to determine which future rule modifications or adjustments may be necessary.

Sweitzer acknowledged the significant effort of the Rules Committee, which recently met for approximately three hours in preparation for the season. He stated that the Rules Advisory Committee (RAC) is currently reviewing approximately six to eight potential rule changes, with four recommendations under consideration by the Board.

One resolution was scheduled to be presented and read during the meeting. Sweitzer explained that proposed resolutions are introduced, reviewed, and allowed additional time for consideration before returning for potential voting action at a subsequent meeting.

Sweitzer emphasized that the majority of proposed rule changes and resolutions are intended to serve the best interests of the membership and the park as a whole. He noted that in May, the Board will review the recommendation and determine whether to approve the proposed changes or allow additional time for further consideration before moving forward.

- **Resolution 041726A**

Van Beek presented and read **Resolution 041726A**, regarding requirements that the thermal envelope of a recreational unit remain as originally designed, along with proposed modifications to the related rule language outlined in the current Rulebook.

It was noted that the proposed resolution will be reviewed and considered by the Board of Directors over the next month, allowing additional time for evaluation and discussion prior to potential approval at the next Board meeting.

This is important as this is the law surrounding the State of Michigan campground rules. Further information is available on the website under Trailer Modification Information, including an attached EGLE letter of compliance under Michigan law.

Meeting Adjournment: Motion by Day supported by Johnson at 7:07 pm. All Ayes. **Motion carried.**

Member Q&A – (following adjournment of meeting)

Next board meeting: Friday, May 15, 2026 at 6:00pm at the Northshore Building

Respectfully submitted by Kimberly Williams, CFO, on behalf of Rick Day, Board Secretary.