

SANDY PINES WILDERNESS TRAILS, INC
BOARD OF DIRECTORS MEETING
December 16, 2022
10:00 a.m. – North Shore Building

Minutes

CALL TO ORDER: Ellen Carpenter called the meeting to order at 10:00 a.m.

INVOCATION: Jeff Sweitzer

PLEDGE OF ALLEGIANCE

ROLL CALL:

Board of Directors: Onsite attending was Ellen Carpenter, Rick Day, Kelly Johnson. Remote: Bob Deckinga, Ginny Hager, Larry Munger, Paul Peppel, Stephanie Saypannha, Scot Wyman (All present)

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

MINUTES: One correction noted to the 2023 elected Secretary position typo. Motion by Deckinga to approve the September 16, 2022 Board of Directors meeting minutes (with the committee member approval correction), with support from Johnson. All ayes. **Motion carried.** (Rick Day abstained since he was not present at the September meeting.)

STANDING COMMITTEE REPORTS:

***Finance:** The Finance committee reviewed in detail and approved the check distributions and financial statements for September, October and November 2022 for both Sandy Pines and the LMGC, which were all approved by the committee in preparation for Board consideration.

Hager shared that the Finance Committee did meet on December 14, 2022 with a quorum and had a good review and discussion of the financial statements and activity to date.

Williams provided a detailed summary review of the Financial Statements for SPWT September FYE2022, in addition to October and November 2022 YTD. Motion by Day, supported by Hager, to approve the September FYE2022, and October and November 2022 YTD Financial Statements for SPWT. All Ayes. **Motion carried.**

Williams provided a detailed summary review of the Financial Statements for LMGC September FYE2022, in addition to October and November 2022 YTD. Motion by Deckinga, supported by Hager, to approve the September FYE2022, and October and November 2022 YTD Financial Statements for LMGC. All Ayes. **Motion carried.**

Williams provided a brief update on the overall independent auditor review the first week of December in 2022, a month earlier than the past years. The current audit firm is Doeren Mayhew, previously Beene Garter, as they merged with another accounting firm on the east side of the state. The review team is still gathering information to complete the necessary summary and findings for the 2022 tax filing and review. When complete the report will be reviewed, including a summary and specific update, with the Board.

EXECUTIVE/PERSONNEL:

Comments from the Chairperson: Carpenter wished the Board and members a very Merry Christmas. The Board is thankful for our members and staff. Although there will not always be a 100% agreement on issues the Board will continue to pursue the majority interest of the park and requests kindness and respect. The Board will be looking forward to the return of members in April.

Comments from the Park President:

- **Thank you to the Board and Staff:** Sweitzer wished the membership and Board a very Merry Christmas and blessed with a great season and stated that in this off-season the staff has remained very busy with various projects.
- **Off-Season Updates and Projects:**
 - Staff Sponsorship to Local Families: The Sandy Pines Staff has continued the tradition of personally sponsoring local families in need during the holidays as a way to focus on those locally in need.
 - Staff Updates - Sandy Pines has a few new employees over the off-season.
 - Nichole Milbocker – Member Service Team Member started middle of November
 - Keith Buege – LMGC Course Superintendent
 - Store and Restaurant Update – Ownership has officially moved back over to Sandy Pines. Administration has received multiple requests from interested parties and will be reviewing those options with a decision made in January.
 - Massage Wellness Therapy – Administration has signed a new lease with BBlessed Massage Therapy in the Retail Center close to the Park Inspector office and will be open during the 2023 Season.
 - Spectrum Charter update – Administration continues to receive regular updates, including yesterday. Spectrum is a little delayed in the timelines, but continuing to make progress after the holidays. There were a few updates to the existing plan in order to fully accommodate members and campers, which resulted in park of the delay. In early January a welcome letter will be provided to the membership for the steps to register for the new internet. The Board will review the process from the member perspective prior to releasing to the full membership. Accounts will be able to be set up in mid-April.

- Phase 2 Pool – Started off with 6 contractors who provided interest in the project. The selection has been narrowed down to 3 and soon will be narrowed down further to 2. The cost and timing for the 2 selected contractors will be due on February 1st, which will then lead to a final decision. The target plan is to start construction at the end of the 2023 season with an open date the beginning of the 2024 season. Renderings have been provided as a baseline for contractor quoting. The quotes will be submitted to the Pool Committee for a full review and final decision.
 - 2023 Renewals – Renewals will be sent mid-January for review by the membership, with a deadline of March 1st for member approval to allow time for posting by accounting.
- **Lake Committee Projects:** Sweitzer provided a brief update of the current Lake Study Projects and plans for continued improvement going forward.

OLD BUSINESS:

- **Lake Committee Projects:** The Lake Committee targeted 3 key projects to work on, including a new well in Phase 3, updates to the Dam area with Riprap to help with erosion, a dredging project in the Phase 3 area where the Rabbit River is getting dumped into Lake Monterey.
Consumers has been working on the progression of the well to install and wire a new power station and the plan is to drill the new well in February in the lake depending on weather in order to be up and running by members return in April.
The Dam and the Dredging are linked with one permit. The permit is progressing with a meeting with Eagle the end of January or beginning of February. Once the permit is signed provides a 5 year window for the project to be completed. The plan is to complete in the quieter off-season, but more timely to avoid an increase in cost as time goes on.

NEW BUSINESS:

- **New Finance Committee Member for Approval:** The Finance Committee has a request for the approval of a new member; Robert Spaman. Hagar provided a welcome for his interest to the committee and Robert was present and provided a brief introduction of himself and his interest in the committee. Motion by Johnson, supported by Hager, to approve Robert Spaman as a member to the Finance Committee. All Ayes. **Motion carried.**
- **Approval of a Wedding Reception at the Northshore in February 2023:** Sweitzer shared that there has been a contract established and all vendors/contractors for the event have been vetted and approved by Sandy Pines. Per the update to the Rules Handbook the

Board will review for approval the recommendation of any Northshore venue event that involves the serving of alcohol from the approved vendor list. Motion by Day, supported by Johnson, to approve the February 2023 wedding reception contract. All Ayes. **Motion carried.**

MEMBER COMMENTS:

- Board Member Deckinga had a question regarding how guests to weddings who are not members are allowed into the park. Sweitzer responded that this is part of the wedding contract and overall cost and these guests will enter through Security and receive a special entry pass for the day. However, from the recent events the majority of guests have been mostly associates or members.

Meeting Adjournment: With a motion from Johnson and supported by Deckinga at 10:39 a.m.

Next board meeting: Friday, May 19, 2023 in Northshore at 7pm

Respectfully submitted, Kimberly Williams, CFO, on behalf of Paul Peppel, Board Secretary