

SANDY PINES WILDERNESS TRAILS, INC

BOARD OF DIRECTORS' MEETING

January 16, 2026

3:00 pm – NorthShore

Minutes

CALL TO ORDER: Craig Van Beek called the meeting to order at 3:00 pm.

INVOCATION: Ginny Hager

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:* Larry Munger and Scot Wyman.

Absent: Corey Berens

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

Board Chairman Comments: Van Beek explained to the Sandy Pines membership the distinction between strategy and culture, and how these concepts specifically apply to Sandy Pines. He also outlined the expectations of both the Board of Directors and the membership in aligning their actions with the organization's culture and strategy, while avoiding the development of a toxic culture, all in support of a shared vision that benefits Sandy Pines overall.

MEMBER COMMENT ON AGENDA ITEMS – none

APPROVAL OF NEW PARK MEMBERS (September 2025 through December 2025): Sweitzer summarized new member sales for September 2025 through December 2025. Total new sales were 50 during the mentioned time period: with 32 in September, 12 in October, 3 in November and 3 in December. Within these sales 24 were for- sale-by-owner, 23 were sales through the sales department and 3 were transfers. There were 75 total new members; 2 in their 20's, 13 in their 30's, 13 in their 40's, 14 in their 50's, 24 in their 60's, 8 in their 70's, and 1 in their 80's.

Motion by Wyman to approve the new members for September 2025 through December 2025, with support from Day. All ayes. **Motion carried.**

MINUTES: Motion by Hager to approve the September 2025 Board of Directors meeting minutes, with support from Johnson. All ayes. **Motion carried.**

STANDING COMMITTEE REPORTS:

***Finance:** VanBeek asked Williams, CFO to provide an update of the financials for September 2025 End of Year through December 2025 year-to-date Financial Statements for SPWT and LMGC.

Williams provided a detailed presentation of the fiscal-year-end and overall 2025 financial review for Sandy Pines Wilderness Trails, Inc. **Motion** by Hager, supported by Day, to approve the SPWT Financial Statements as of September 30, 2025. All Ayes. **Motion carried.**

Williams provided a brief summary of the Financial Statements for SPWT for December 2025 YTD. **Motion** by Johnson, supported by Hager, to approve the SPWT Financial Statements as of December 31, 2025 year-to-date. All Ayes. **Motion carried.**

Williams provided a detailed presentation of the fiscal-year-end and overall 2025 financial review for Lake Monterey Golf Course, LLC. **Motion** by Day, supported by Hager, to approve the LMGC Financial Statements as of September 30, 2025. All Ayes. **Motion carried.**

Williams provided a brief summary of the Financial Statements for LMGC for December 2025 YTD. **Motion** by Day, supported by Hager, to approve the LMGC Financial Statements as of December 31, 2025 year-to-date. All Ayes. **Motion carried.**

EXECUTIVE/PERSONNEL:

*****Comments from the Chairperson:**

Van Beek took a moment to honor Lon Ardnt, a former Maintenance Supervisor for Sandy Pines, who passed away the previous Friday. Lon served Sandy Pines for many years before retiring in 2014. Van Beek recognized the significant contributions Lon made to Sandy Pines, noting that the organization would not be what it is today without his dedication and hard work during his tenure.

Van Beek extended his condolences to Lon's family during this difficult time and shared a few lighthearted stories that reflected Lon's character and the positive impact he had on those around him. He then asked for a moment of silence in honor of Lon and his family.

Comments from the Park President:

Sweitzer welcomed the membership to the January 2026 Board Meeting, noting how quickly the season is progressing and that it is hard to believe the organization is already one quarter of the way through. He shared that Administration and staff have been actively engaged during the off-season, particularly with the launch of the new point-of-sale and accounting system. Sweitzer thanked the membership for their patience during this transition and noted that the organization is already seeing meaningful benefits from the new system.

He also highlighted several surveys distributed at the end of the year, emphasizing that they provide valuable opportunities to gather member feedback, identify areas for improvement, and assess interest for the upcoming season. In particular, he noted the importance of exploring new revenue opportunities to help offset increasing expenses.

Sweitzer emphasized that activity and operations do not slow down during the off-season. Administration, Maintenance, and Security teams remain busy even after the park closes and the water is shut off on October 15. He reminded members that all rules and regulations remain in effect for those visiting during the off-season. Security has observed an increase in speeding violations, which are being addressed as they occur.

Additionally, Sweitzer addressed concerns regarding the improper disposal of outside trash within the park, which is strictly prohibited. He referenced a recent incident involving a large load of trash brought in from Florida and discarded in park dumpsters, noting that such actions increase operational expenses and violate established rules. He reiterated that these policies will continue to be enforced.

Overall, Sweitzer described the off-season as productive and expressed optimism for the upcoming 2026 summer season.

OLD BUSINESS:

- **Board Executive Committee Motion**

- Van Beek noted that, at the previous meeting, the executive officers selected by individual vote were announced as follows: Chairperson – Craig Van Beek; Vice Chairperson – Scot Wyman; Treasurer – Ginny Hager; and Secretary – Rick Day. However, he clarified that the full slate had not yet been formally approved by a Board vote as the Executive Committee. **Motion** by Johnson, supported by Day, to approve the full slate of officers for the Executive Committee for 2026. All Ayes. **Motion carried.**

- **Capital Investment Project**

- Sweitzer shared that the Capital Investment Project will be a major focus for 2026. Administration and the Capital Investment Committee have been actively working on this initiative throughout the off-season. Sandy Pines has engaged a third-party firm, Wightman, based in Allegan County, which has experience with bond projects and capital investment proposals across various industries. The firm is assisting with a comprehensive review and proposal assessing Sandy Pines' current capital investments and infrastructure. As a reminder, Wightman also provided a preliminary review during the 2025 season.

As certain assets continue to depreciate and require repair, and with the current Capital Reserve assessment nearing expiration, this initiative will be especially important heading into 2026. Sweitzer noted that multiple town halls and surveys will be conducted as part of this process. A cross-functional team, including representatives from the Long-Range Planning, Finance, and Board of Directors committees, is involved in the effort.

A survey is currently being distributed to the membership, and Sweitzer strongly encouraged participation, emphasizing that member feedback is critical and represents an investment in the future of the park. Once the surveys are completed, the results will be shared with the membership and used to develop a detailed analysis of proposed projects, associated costs, and the financial impact on members. This information will ultimately support a proposed ballot for Board consideration as part of the 2026 Annual Election.

- **Safety and Security Committee**

- Sweitzer mentioned interest by member, Pat Pike, to join the Safety and Security Committee. **Motion** by Munger, supported by Day, to approve Pat Pike to the Safety and Security Committee. All Ayes. **Motion carried.**

NEW BUSINESS:

- **2026 Renewals**

- Sweitzer stated that a recent RAVE announcement informed members that renewal notices were sent during the week of January 12, 2026, and are now available for review. Administration has made significant efforts to improve and automate the renewal process. To date, 371 members—approximately 17% of the membership—have already completed their renewals. Once submitted, renewals

are reviewed by Administration, and members will receive confirmation noting approval of any requested changes.

Sweitzer highlighted three key reminders for members. First, regarding boats on personal property, the 2026 season begins in October, and boat slips are assigned to a specific vessel. Removing a boat without maintaining proper registration may jeopardize the assigned slip, so it is important to keep boat registrations current.

Second, for members experiencing login issues, he encouraged using the “Forgot User ID” or “Forgot Password” options before contacting Member Services, as these tools can often resolve access problems more efficiently.

Finally, with respect to pump-out plans, members considering a change should not remove their existing plan before selecting a new one, as doing so may result in losing their assigned schedule. Sweitzer advised members to exercise caution when making these changes.

- **Board of Director Vacancy**

- Van Beek shared that a recent Board member, Pat Doezema, made the decision to sell her site and step away. Upon listing her site for sale, she promptly notified the Board in accordance with the requirements for Board service, advising them of the upcoming vacancy.

Van Beek expressed appreciation for Doezema’s valuable contributions and service to the Board. He noted that her departure requires the Board to determine how to fill the vacant position for the remainder of Doezema’s tenure.

He outlined three primary options for consideration, without preference or priority. First, the Board may appoint the next highest vote-getter from the most recent election who was not elected. Second, the Board may call a membership meeting, invite interested members to submit resumes, and select a candidate from that pool. Third, the Board may directly appoint an individual to fill the vacancy.

Sweitzer confirmed that these options are consistent with the organization’s bylaws. Hager added that there is also a fourth option: to leave the position vacant. Van Beek emphasized the importance of understanding all available options and invited discussion from the Board on how to proceed.

Motion by Day, supported by Wyman, to appoint Paul Peppel to fill the open Board of Director vacancy. Open Discussion amongst the Board of Directors. Roll Call Vote. Six Ayes. One Nay. One Absent. **Motion carried.**

Meeting Adjournment: Motion by Johnson supported by Hager at 4:03 pm. All Ayes. **Motion carried.**

Member Q&A – (following adjournment of meeting)

Next board meeting: Friday, April 17, 2026 at 6:00pm at the Northshore Building

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