

SANDY PINES WILDERNESS TRAILS, INC
BOARD OF DIRECTORS MEETING
July 21, 2023
7:00 p.m. – Recreation Building

Minutes

CALL TO ORDER: Ellen Carpenter called the meeting to order at 7:00 p.m.

INVOCATION: Bob Deckinga

PLEDGE OF ALLEGIANCE

ROLL CALL:

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

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

NEW MEMBERS: Sweitzer provided a summary of new member sales data during June 2023. Total new sales for the entire month of June are 30. Total sales in June comprise of 17 new sales, 12 for-sale-by-owner and 1 transfer with 42 new members. Demographics of the new members are eight in their 30's, eight in their 40's, five in their 50's, fifteen in their 60's and six in their 70's. Motion by Deckinga to approve the new members from June 2023, with support from Day. All ayes. **Motion carried.**

MINUTES: Motion by Johnson to approve the June 23, 2023, Board of Directors meeting minutes, with support from Peppel. All ayes. **Motion carried.**

STANDING COMMITTEE REPORTS:

***Finance:** The Finance committee reviewed in detail and approved the check distributions and financial statements for June 2023 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 July 12th, 2023, and there was great discussion on the review of the June 2023 YTD financial statements and input from all finance committee members. It is evident that the F/S activity is picking up for both Sandy Pines and the Golf Course in the month of June.

Williams provided a detailed summary review of the Financial Statements for SPWT June 2023. Motion by Deckinga, supported by Hager, to approve the June 2023 Financial Statements for SPWT. All Ayes. **Motion carried.**

Williams provided a detailed summary review of the Financial Statements for LMGC June 2023. Motion by Peppel, supported by Munger, to approve the June 2023 Financial Statements for LMGC. All Ayes. **Motion carried.**

Williams provided that the specific review of the budget in the month of July with both the Finance Committee and the Board was a review of Sandy Pines fees and other areas of cost that are projected to be increased in FY2024 with the increased cost-of-living. The discussion and review of this budget will be coming up for consideration for approval by the Board of Directors at the August 2023 Board meeting.

EXECUTIVE/PERSONNEL:

Comments from the Chairperson: Carpenter thanked everyone for coming to the Board of Directors meeting and the flexibility of holding the meeting at the Rec Building due to a pre-scheduled wedding at the Northshore building and Family Fun Day setup at the Phase One Pavilion. Meet the Candidates will be held at the Northshore building on Saturday, July 22, 3pm to 5pm. Carpenter strongly encouraged any members that can volunteer to please do so.

Comments from the Park President: Sweitzer thanked all for coming and attending the Board meeting in this cozy setting at the Rec Center and thanked the members for their flexibility.

Sweitzer provided an update on the EGLE – DAM Project. Dam re-armoring project paperwork appears to be progressing nicely as the park is trying to remove roadblocks to sure up our dam. There is a tentative EGLE meeting set for August 1st. EGLE has not enforced some of their rules since COVID and they are now starting to visit parks and review projects to start enforcement of rules again. More will be provided with the discussion of Resolution 072123A Docks.

Sweitzer also made some comments regarding the recent site clean-up deadline and violations handed out. Sandy Pines is the largest city in Allegan County during the summer months, with 1 inspector to handle zoning, tree removal, boat stakes, permits, etc. A city of Sandy Pines' size has many more employees to handle these tasks. The administration has been tasked by our members, staff, board, etc. to enforce our rules. Administration solicited many more eyes on site clean-up this year to provide recommendations to the park inspector. The park inspector reviewed and generated many more violations, including minor ones such as bricks on your site because it was brought to his attention where in the past these things might have been missing. Comments have been received that "The park must be hurting for money, so they are fining for these silly violations." They are violations. If members are unhappy, they do have a process to protect them, which is followed through the arbitration process. Discussions with members in the Park President's office start with: "I know this is a rule but... it's never been enforced so why now??" Sandy Pines' has more eyes in the park, and we are trying to enforce the rules we have.

OLD BUSINESS:

- **Phase 2 Pool:** Sweitzer shared that there were lots of comments and discussions last month about traffic on roads or drain fields and concern of state violations being issued to Sandy Pines and what is the plan to protect the drain fields. **First step**, Sandy Pines should have final renderings of the Phase 2 Pool and Site plan by next week. These will be placed on the website for member access and review. **Second step**, a plan was finalized for the road. The access road will move from its current site on Winding Way at the “Y” section near sites 824 and 822 to its new location further up Winding Way between Sites 701 and 703. As a reminder, the current access road is clipping one of the drain fields by 200 square ft., although minor, this does remain a violation. The new location will allow an access road to run between the 2 current drain fields. This runway is approximately 40 feet wide. As a point of reference, the current cart bridge which allows two-way traffic is approximately 12-13 feet wide. There is enough room to safely have in and out traffic for this area. **Last step**, the corrective action plan to EGLE is due mid-August. This plan has been the main option and discussion with EGLE which has provided positive responses. Permits are in process with drawings, dates, etc. EGLE will provide an official response to the corrective action plan. Kick-off for the project remains September 2023 after Labor Day.
- **Write in Questions and Q&A:** Face to Phase will not take place Saturday morning, July 22, 2023, due to Family Fun Day conflicts. Members may still submit questions which Admin and staff can respond to via email. Meet the Candidates will replace the Face to Phase meeting, the month of July.

NEW BUSINESS:

- **Board of Directors – Meet the Candidates-** The Board of Directors Meet the Candidates will take place Saturday, July 22, 2023 from 3pm to 5pm in the Northshore Building.
- **Ballots Availability:** Absentee ballots will be available in the Member Service Office on Monday, July 24, 2023. A valid ID must be available and absentee ballots may only be picked up by the member. One ballot per site and the member must be in good standing.
- **Election Commission 2023:** Carpenter introduced Aaron and Patty Poley and Jim and Jodie Buchanan for consideration as the new election commission for 2023. Motion by Johnson, supported by Deckinga, to approve Aaron and Patty Poley and Jim and Jodie Buchanan to the 2023 Election Commission. All Ayes. **Motion carried.**

- **Resolution 072123A Boat Docks – Resolution to amend Rulebook/Handbook, Rules Section III. Items Requiring Permits, Sub Section I. Boat Docks:** This proposal is related to a recent visit with EGLE where the agency noticed boat docks still installed in the lake over the winter. The new Rule reads; 5. It is required that members remove your dock yearly by November 1st and remain out of the water through April 1st, unless you have applied and received a permit from both EGLE (Environment, Great Lakes and Energy) and a permit from Sandy Pines for an exception. Prior to applying for an EGLE permit, you must receive a letter of authorization from the park. A copy of the approved EGLE permit must be provided and filed in the Administration Office. Motion by Munger, supported by Deckinga, to approve Resolution 072123A Revision to Rulebook/Handbook for Boat Docks. All Ayes. **Motion carried.**

- **Resolution 072123B Gazebos – Resolution to amend Rulebook/Handbook, Rules Section III. Items Requiring Permits, Sub Section P. Gazebos:** This proposal provides clarification between a pergola and a gazebo. The new Rule reads; “Cannot be more than 10’ from the floor or ground to the peak of the roof. Motion by Peppel, supported by Deckinga, to approve Resolution 072123B Revision to Rulebook/Handbook for Gazebos. All Ayes. **Motion carried.**

- **Resolution 081823A Significant Others – Resolution to amend Rulebook/Handbook, Rules Section Definition of Term, Section E:** This proposal provides clarification to distinguish the meaning of a significant other in the handbook and will be presented for approval at the August meeting. Johnson provided discussion and clarification on situations that prompted the Resolution.

 - Another item the Rules Committee is looking at is when members bring in contractors and the member is absent. The Board of Directors will be looking for members’ input in preparation of a Resolution addressing this issue.

- **Lake Monterey Golf Course Town Hall Dates:** Town Hall Dates to discuss the upcoming LMGC Ballot proposal are scheduled for Friday, July 28th from 6pm to 7:30 and a 2nd meeting at the beginning of August.

- **Retire Site 702 and Unretire Site 854:** Sweitzer shared that the retiring of Site 702 and unretiring of Site 854 is in response to the corrective action of the road mitigation procedures for the Phase 2 Pool. Motion by Saypanha, supported by Johnson, to approve the retiring of Site 702 and unretiring of Site 854. All Ayes. **Motion carried.**

- **Library Committee:** Motion by Day, supported by Peppel, to approve Jodi Hansen to the Library Committee. All Ayes. **Motion carried.**

MEMBER COMMENTS:

- Site 5298 – Fix gaps in road between Phase 5 and Phase 6
- Site 803 – Recycling concerns – would like a note in the Footprints, noticing specifically in Phase 2 the huge concern of cardboard not being recycled.
- Site 362 – Parents bought into Sandy Pines 50 years ago and for years the island has been a hot spot to visit. Today the island is a disaster with goose droppings and overgrown trees.
- Condo 7 – Would like more guest parking available and more staff for Recreation activities. There is also repair to the roads needed by the convenience center.

Meeting Adjournment: With a motion from Saypannha and supported by Hager at 8:06 p.m.

Next board meeting: Friday, August 18, 2023 (location North Shore) at 7pm

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