

**SANDY PINES WILDERNESS TRAILS, INC**

**BOARD OF DIRECTORS' MEETING**

**July 25, 2025**

**6:00 pm – North Shore Building**

**Minutes - (*Board Approved*)**

**CALL TO ORDER:** Paul Peppel called the meeting to order at 6:00 pm.

**INVOCATION:** Craig Van Beek

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

***Board of Directors:*** Onsite attendees were Ellen Carpenter, Rick Day, Bob Deckinga, Pat Doezema, Ginny Hager, Larry Munger, Paul Peppel, Craig Van Beek, and Scot Wyman.

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

**MEMBER COMMENT ON AGENDA ITEMS**

**APPROVAL OF NEW PARK MEMBERS (May 2025):** Sweitzer summarized new member sales for June 2025. Total new sales were 21 for June: 13 through the sales department, 6 for- sale-by-owner, and 2 transfers. There were 30 new members; 4 in their 30's, 7 in their 40's, 8 in their 50's, 9 in their 60's, and 2 in their 70's. **Motion** by Deckinga to approve the new members for June 2025, with support from Day. All ayes. **Motion carried.**

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

**STANDING COMMITTEE REPORTS:**

**\*Finance:** Peppel asked Williams, CFO to provide an update of the financials for June 2025 YTD for both SPWT and LMGC.

Williams provided a detailed summary of the Financial Statements for SPWT for June 2025 YTD. **Motion** by Carpenter, supported by Deckinga, to approve the SPWT Financial Statements as of June 30, 2025. All Ayes. **Motion carried.**

Williams provided a detailed summary of the Financial Statements for LMGC for June 2025 YTD. **Motion** by Hager, supported by Doezema, to approve the LMGC Financial Statements as of June 30, 2025. All Ayes. **Motion carried.**

**2025/2026 Preliminary Budget:**

Williams stated that the Finance Committee and Board of Directors continued their in-depth review of the FY2026 budget in June. Discussions included a focused review on fees and revenue strategies to help offset growing operational expenses. Sandy Pines will maintain the CPI-based increase for external rentals, including seasonal sites and campsites. While managing rising costs, we also remain committed to identifying cost-saving opportunities.

Sandy Pines has also reviewed the position of the current 10-year capital reserve assessment and the plans going forward for the overall Capital Investment plan. The Capital Investment Townhall is scheduled for Saturday, July 25, 2025, which will include a review of an assessment and plan going forward.

Sandy Pines Finance Committee and Board of Directors will be completing the final review of the FY2026 Operational and Capital Budgets for both Sandy Pines and Lake Monterey Golf Course during the first week of August and will present the proposal for review at the August Board of Directors meeting.

#### **Key Updates as of the Second Review:**

- A 2.7% dues increase is being implemented.
- Increased operational costs have been recognized and accounted for.
- Proposals for fee increases to support operational costs are under consideration.

Monthly updates will continue and will be included in financial summaries shared during each Board meeting.

#### **EXECUTIVE/PERSONNEL:**

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

Peppel reminded the membership of the upcoming Capital Investment Townhall, scheduled for Saturday, July 26, 2025, at 10:00 a.m. in the NorthShore building. Members will have the opportunity to attend in person or view the meeting remotely through the Sandy Pines YouTube channel.

Peppel also announced that the Annual Election will take place on Saturday, August 16, 2025. This will be a significant election, as one-third of the Board will be turning over. Ellen Carpenter, Bob Deckinga, and Paul Peppel will not be seeking re-election, resulting in three open Board positions. There are currently six candidates running to fill these positions.

Peppel encouraged members to carefully review the candidate biographies, conduct their own research rather than relying solely on social media (which is often inaccurate), and

take the opportunity to meet the candidates in person. He emphasized the importance of understanding each candidate's priorities and vision for the future of the park. With the importance of this election, Peppel urged members to cast their votes for the individuals whose goals and direction best align with their own.

### **Comments from the Park President:**

Sweitzer welcomed those attending the Board meeting and noted how beneficial it is to have the NorthShore building available as a cooling station during the recent warm weather.

Sweitzer reminded the membership that the following day, Saturday, July 26, the annual Family Fun Day will take place after the Capital Investment Townhall at 10:00 a.m. in the NorthShore building.

Sweitzer then provided updates on several key operational areas of the park:

### **Garage Sales**

This year marks the first time members have been officially allowed to begin garage sales on Fridays. This change in communication will be monitored throughout the season to evaluate its effectiveness and overall impact. Sweitzer reported that the first garage sale under this process went smoothly.

### **Violation Data**

Year-to-date (January through mid-July 2025), a total of 308 violations have been recorded in the system. Of these, 58% resulted in fines and 42% were warnings. Trends show that earlier in the season, warnings are issued more frequently, but as the season progresses, fines increase as warnings do not always resonate with members. Similar patterns of 60/40 and 50/50 splits have been observed in recent years.

### **Site Cleanup**

Sweitzer reported that site cleanup is always a major focus in June, with staff continuing efforts into July. A total of 110 cleanup notices were issued to members, with 28 (25.5%) resulting in fines. Sweitzer expressed appreciation to members who responded positively to cleanup warnings and engaged in good communication to ensure clear understanding. Of those fined, 7 members (25%) received a second fine for continued non-compliance.

### **Trailer Non-Conformance**

Sweitzer explained that while EGLE initially requested that Sandy Pines conduct door-to-door checks for compliance, the organization pushed back, resulting in an agreement to identify concerns through the Sales Office instead. To date, 74 non-compliant trailers have been identified. Of these, 56 (75.6%) have been corrected, while 18 (24.3%) remain open with corrective action plans in place. The cost of corrections has ranged from \$300 to \$5,000, with an average of \$1,800, based on Sales Office data. Sweitzer noted that

compliance requirements have not had a significant impact on the overall net return from site sales.

#### **OLD BUSINESS:**

- **2025 Election**

Peppel reminded the membership that the 2025 Annual Election is scheduled for Friday, July 26. Sweitzer then outlined the two requirements for members to be authorized to vote:

- Members must present a valid form of identification and/or their Member ID to verify eligibility.
- Members must be current on all financial obligations to Sandy Pines.

If these requirements are met, members are eligible to vote by absentee ballot.

Absentee ballots are available at Member Service and may be placed in a locked ballot box. This box remains secured in Administration until Election Day and may only be opened by the Election Commissioner, who is the sole holder of the key.

Absentee voting is available through Friday, August 15, at 4:00 p.m. Once collected, ballots are secured until the Commissioner reviews them with the Election Committee on Election Day.

Sweitzer also reminded members to coordinate with their spouse or Secondary Member to determine who will cast the ballot. Only one vote is permitted per membership site/account, not per individual member.

#### **NEW BUSINESS:**

- **Capital Investment Town Hall – July 26, 2025 – North Shore Building**

**Sweitzer encouraged the membership to attend and noted that a large** cross-functional committee has been formed to work with Wightman, a respected engineering firm. Wightman will provide an independent, third-party assessment of the community's infrastructure and facilities, bringing their expertise with similar systems. Sweitzer emphasized that this review will be a key focus over the next year.

- **Mail Center Closure – Off Season**

- Sweitzer stated with the various mail carriers including (UPS, FedEx or the local carries. These carriers are taking a huge loss with members who often accidentally order in the off-season and have then redirect them as a loss for the company. They therefore have everything they need.
- Through review with EGLE and most recently the Census Bureau, questioning the concern of many people using Sandy Pines as their permanent residence. Sandy Pines is a seasonal campground, therefore, it is highly important that

members do not use Sandy Pines as a permanent address, as it may violate and rick our current campground status.

▪ **Lake Committee Recommendation**

- With the replacement of the Lake Monterey Dam, a major concern for the park was resolved; however, it created a new challenge for members, as fishing is no longer possible along the new shoreline.
- The Lake Committee proposed a solution to install a new Fishing Docking Station near the chapel and lake, along with a plan for an ADA-accessible walkway at NorthShore to improve lake access.
- Sweitzer and Peppel presented an engineered drawing of a newly designed 12-foot fishing pier at the marina. Peppel provided a brief overview of the specific design elements.
- A request for a permit will be submitted to EGLE, and Coopers in Jenison is currently being considered as the contractor for the project.
- Peppel expressed appreciation to Tim and Val, current chairs of the Lake Committee, and the rest of the committee for their dedication and hard work in bringing this project forward.
- The Board will continue to review the plans and provide an update, with a possible vote on the project at the next meeting.

**Meeting Adjournment: Motion** by Deckinga supported by Carpenter at 6:40 pm. All Ayes.  
**Motion carried.**

**Member Q&A – (following adjournment of meeting)**

Next board meeting: August 15, 2025, @ 6 pm in the North Shore building.

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