

**SANDY PINES WILDERNESS TRAILS, INC
BOARD OF DIRECTORS' MEETING**

June 19, 2026

6:00 pm – NorthShore

Board Approved - Minutes

MEETING CALLED TO ORDER: Craig VanBeek

INVOCATION: Ginny Hager

PLEDGE OF ALLEGIANCE

ROLL CALL: Kimberly Williams

BOARD OF DIRECTORS IN ATTENDANCE AND PRESENT: Cory Berens, Rick Day, Kolyn Giebel, Ginny Hager, Kelly Johnson, Larry Munger, Paul Peppel, Craig Van Beek and Scot Wyman. (all present)

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

MEMEBER COMMENTS ON AGENDA ITEMS:

- 6128 Colbert- COMMENTS- discussion and action on resolutions
VanBeek reminder this is comment only, Q&A at end of meeting. Will comment on the ACT that Colbert is referring to in the Q&A session.
- 5259 Grung-COMMENTS-discussion of new language related to board eligibility, removal, code of ethics. If accused who determines replacement? Concern of who is deciding on the replacement.
- 6128 Colbert-COMMENTS-apologizes for not being during Q&A. Follow up on previous comment.
- 6101 Deckinga-COMMENTS
- 0301 Deyoung-COMMENTS-who changes parameters?
- 5298 Paul Witte-COMMENTS-Proposals- Would like to have member approvals not just board.

NEW MEMBER MAY 2026 Approval- Sweitzer reviewed all new sales and members. For the month of May Sandy Pines made 18 new sales. Six (6) of these were for sale-by-owners, eleven (11) were sales through the park and one (1) was a transfer. MOTION by Johnson to approve new members for May 2026, supported by Munger. All Ayes. **MOTION carried.**

MAY 2026 BOARD MINUTES Approval- Motion by Wyman to approve May 2026 Board of Directors meeting minutes, supported by Giebel. **MOTION carried.**

STANDING COMMITTEE REPORTS:

FINANCE: VanBeek asked Williams (CFO) to provide update on financials for May 2026 YTD for SPWT and LMGC.

SPWT-Williams provided a brief summary of the Financial Statements for SPWT for May 2026 YTD. Motions by Hager, supported by Peppel. All Ayes. **MOTION carried.**

LMGC- Williams provided a brief summary of the Financial Statements for the LMGC for May 2026 YTD. Motion by Behrens, supported by Wyman. All Ayes. **MOTION carried.**

Budget-Williams provided a preliminary budget preview. The 3.3% CPI increase was highlighted for dues and assessments for the upcoming year per the SP bylaws. Williams noted that the budget is in the early stages and will continue to be reviewed by the management team, finance committee, and Board of Directors for its final review and approval in August.

EXECUTIVE/PERSONNEL:

COMMENTS FROM THE CHAIRPERSON:

VanBeek thanked members for attending and spoke about the importance of maintaining respect and kindness through our differences on the important issues in front of us all with said proposals.

COMMENTS FROM THE PARK PRESIDENT:

Sweitzer wished all a Happy Father's Day weekend and provided several operational updates.

Mailroom-Sweitzer stressed how the mailroom is starting to pose a safety concern with so many unclaimed packages and members using the mailroom without rentals. Reminders were given that only those with rentals may utilize the mailroom service. Timely package pick-up was stressed along with caution to those who are improperly using the mailroom for deliveries.

Site Cleanup-Sweitzer reported that 260 warning letters were sent out by the park Inspector's office. Approximately 110 members addressed the issues from the notice and made the needed corrections. Members were reminded that site clean-up is not a one-time date but is an ongoing responsibility throughout the season.

Library-Sweitzer shared that the Library Committee is doing a great job. They are even bringing back a popular kids reading program to SP. Members were reminded that if you are borrowing books from the library to please return them, as numerous books have come up missing. We want these amenities to continue for all to enjoy.

Lake Weeds-Sweitzer reported that the lake clarity is clear. Due to the clarity this has allowed sunlight to reach deeper into the lake, which in turn has increased weed growth. We continue to consult PLM for weed treatment however we are monitored by EGLE on how many treatments can be applied to the lake. Regarding cleaning up of the weeds, members are asked to dry them out, bag them and set by side of the road for the maintenance team.

Garage Sales-Sales are permitted to set up and sell on Fridays and Saturdays. No Thursday set-up, sales or green space are allowed.

OLD BUSINESS

Capital Investment: Sweitzer provided an update on Capital Investment project. The Board and the management team continue to discuss and share information on these projects via town halls. Members are encouraged to ask questions and come and speak personally with the park president (Sweitzer) and CFO (Williams) if they'd like, both have an open-door policy. Sweitzer stated that these projects have been reviewed and in the planning stages for the past two years with multiple teams involved in this process. The teams involved include long-range planning, finance, operations, Board liaison and a third-party engineering company.

Resolution 051526B-Shade Structures (Sweitzer reviewed)

Sweitzer reviewed last month's tabled resolution to clarify the language to align with EGLE's recent letter regarding structures. The resolution allows a maximum of two shade structures for a total of up to 400 square feet, provided all setbacks, approvals, permits and all other requirements are met. Board discussed the effective language date as June 26th, 2026. Sweitzer acknowledged that a lot of members have plans in the works and are waiting for this approval, in order to help stress the importance of expediting this approval. Effective date June 26th, 2026.

VanBeek read exact language that is being amended and added to the member handbook.

Motion to accept changes by Johnson, supported by Wyman.

Munger brought to attention dates didn't match on front of proposal as they did on the effective date. Dates will be corrected to match and be effective as of June 26th, 2026.

All Ayes.

MOTION carries.

Resolution 051526C-Screened and Porch Enclosures

VanBeek Reviewed clarification of separate thermal envelopes and HVAC systems. All changes must meet all state laws, Sandy Pines Rules, Township, County, EGLE regulations.

Motion to accept changes by Wyman, supported by Peppel. All Ayes.

MOTION carries.

NEW BUSINESS

A. Resolution 061926A-Capital Investment Funding Ballot Proposal

Sweitzer reviewed and provided an update on the Capital Investment Funding Proposal for the upcoming 2026 annual election.

Jeff explained that an independent third-party engineering firm reviewed the Sandy Pines structures, amenities, and pools and identified significant long-term infrastructure needs. The proposal ballot language would replace the expiring \$200 capital reserve fund assessment with a \$650 annual capital investment fund assessment per membership for the first 15 years of the 25-year capital investment plan. The assessment would include a 3.5% annual inflation escalator and would be collected quarterly. Sweitzer explained how this helps strengthen all members investment and membership now and into the future. The continued maintenance and care of our infrastructure is what keeps us all here and new members buying.

VanBeek reiterated that the plan had been reduced from 25 years to 15 years for the ballot proposal in response to member feedback, while still keeping the long-term project roadmap available for future planning.

Williams explained that funds would be maintained in a separate account for capital expenditure and would not be co-mingled with general funds.

Munger provided feedback on resolutions, recommending a 5-year.

Johnson provided feedback, sharing that he and a lot of the board are in support of the proposals, the board has worked hard to maintain the park and its infrastructure now and into the future. However, the board acknowledges members' questions and concerns and that is why the proposal was tailored from the original plan to now a 15-year plan. The board doesn't take these decisions lightly and that is why so many committees, Whitman, maintenance, inspectors etc. have all been involved in this process.

Giebel provided feedback and comments that although many may not be here in 15-25 years, he and family will be, and this affects his family and children in the future. Geibel mentioned demographics in the park and how things ever evolve. He encouraged everyone to open their minds and look at the hard work the board and staff are putting into these investment proposals and what this means for our park's future.

Motion to accept by Wyman, supported by Peppel.

Roll call taken (Williams)

8 Ayes 1 No (Munger)

MOTION carries.

B. Resolution 061926B-Bylaw Board Eligibility Ballot Proposal

Sweitzer reviewed Resolution 061926B regarding Board eligibility requirements.

Sweitzer explained background and gave explanation on the requirements for director and board candidacy. All candidates must be at least 18 years or older, sign the Sandy Pines Board of Directors Code of Ethics policy, and free from any conduct/member violations within the past 5 years. If any potential board member (running or not) were to receive a violation they can always appeal with the Arbitration process.

VanBeek reiterated Sweitzer's explanation and also stressed that we as a board should be held to a higher standard.

Munger asked if this code of ethics would be available prior to voting?

VanBeek & Sweitzer responded that rules are available.

Sweitzer stated that the existing member authority to remove a director by membership vote would remain in place. VanBeek stated that the goal of the resolution is to hold Board Members to a higher standard and not to remove directors for asking questions. Discussion also addressed member questions regarding due process, the existing arbitration process, and the Board Code of Ethics and confidentiality agreement.

Roll call taken (Williams)

8 Ayes 1 No (Munger)

MOTION carries.

C. Resolution 061926C-Decks

Sweitzer reviewed Resolution 061926C regarding decks, railings, and steps. The resolution updates Sandy Pines' rule language to align with EGLE 2026 structures letter requirements and clarifies permitting, inspection, setbacks, decks size approval and construction debris removal.

Sweitzer explained that the Park Inspector's Office would validate proposed construction, confirm setbacks, and ensure required permits are obtained. The update language also states that construction debris may not be disposed of in Sandy Pines waste facilities or dumpsters.

VanBeek reads Resolution with an effective date as of June 26,26.

Roll call taken (Williams)

Motion to accept changes by Behrens, supported by Munger.

9 Ayes (all)

MOTION carries.

D. Resolution 061926D Seepage Pits

Sweitzer reviewed the proposed Resolution 061926D regarding seepage pits and the purpose for the change. The proposed language would update the requirements for stone surrounding seepage pits drums, including a minimum of 12 to 18 inches of approved seepage stone around the drum, a minimum of 18 inches of seepage stone below the drum and a minimum total of 2.5 cubic yards of seepage stone.

Jeff explained that Sandy Pines needs to maintain seepage pits properly and avoid conditions that could lead to more expensive sewer system requirements in the future. VanBeek read language changes.

TABLED-no action was taken. The Resolution will sit until the next Board Meeting for future consideration.

E. Resolution 061926E Concrete Pad

Sweitzer reviewed proposed Resolution 061926E regarding concrete pads. The proposed language would clarify that a concrete pad is permitted solely for the support and placement of recreational camping units. The language also clarifies permit requirements, inspector approval, setbacks, construction restrictions, removal or replacement approvals, and construction debris disposal.

Sweitzer stated that the current language had caused confusion and that the Rules Committee recommended cleaning up and clarifying the rule.

TABLED-no action was taken. The Resolution will sit until the next Board Meeting for future consideration.

Meeting Adjournment: Motion by Wyman, supported by Peppel at 7:55pm.

All Ayes. Motion carries.

Member Q & A-following meeting

Next Board of Directors Meeting: July 17th, 2026 at the North Shore Center Building.

Submitted by Nichole Milbocker (Member Service) on behalf of Rick Day, Board Secretary.