

SANDY PINES WILDERNESS TRAILS, INC

BOARD OF DIRECTORS' MEETING

June 20, 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: Ginny Hager

PLEDGE OF ALLEGIANCE

ROLL CALL:

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

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

MEMBER COMMENT ON AGENDA ITEMS – none

APPROVAL OF NEW PARK MEMBERS (May 2025): Sweitzer summarized new member sales for May 2025. Total new sales were 15 for May: 9 through the sales department, 5 for-sale-by-owner, and 1 transfer. There were 27 new members; 3 in their 30's, 6 in their 40's, 4 in their 50's, 10 in their 60's, and 4 in their 70's. **Motion** by Day to approve the new members for May 2025, with support from Wyman. All ayes. **Motion carried.**

MINUTES: **Motion** by Munger to approve the May 2025 Board of Directors meeting minutes, with support from Carpenter. All ayes. **Motion carried.**

STANDING COMMITTEE REPORTS:

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

Williams provided a detailed summary of the Financial Statements for SPWT for May 2025 YTD. **Motion** by Wyman, supported by Hager, to approve the SPWT Financial Statements as of May 31, 2025. All Ayes. **Motion carried.**

Williams provided a detailed summary of the Financial Statements for LMGC for May 2025 YTD. **Motion** by Hager, supported by Wyman, to approve the LMGC Financial Statements as of May 31, 2025. All Ayes. **Motion carried.**

2025/2026 Preliminary Budget:

Williams stated the Finance Committee and Board of Directors continued their in-depth review of the FY2026 budget this month. Discussions included a focused review on fees and revenue strategies to help offset the 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.

- *The Key Updates as of this Second Review:*
 - A 2.7% dues increase is being implemented, an increase of \$46 per membership.
 - Increased operational costs have been recognized and accounted for.
 - Proposals for fee increases to support operational costs are under consideration, which currently include costs specifically attributed to the increased operational costs, such as campsite rentals, seasonal sites, pump out costs, winterizing, and permit fees.

Proposal and Explanation of Bond Ladder Investment Approach:

Williams also provided an explanation and reasoning for the consideration of a proposal of the Bond Ladder Investment approach. After thorough review with our Charles Schwab Investment advisor, review with the Finance Committee and Board of Directors, it is recommended with the bond ladder strategy offering more stability, predictable income, and the potential to capitalize on future rate movements.

EXECUTIVE/PERSONNEL:

Comments from the Chairperson:

Peppel shared a prepared statement from the Board regarding a current Board Member's actions, which violated the duty of loyalty clause within the policies of the Board of Directors.

Comments from the Park President:

Parking

Sweitzer began his comments by addressing parking, which has become a hot topic, particularly since the Memorial Day holiday in May. Sandy Pines is the most densely populated area in Allegan County during the summer, especially on holidays. During the Fourth of July weekend last year, the park hosted an estimated 30,000 to 40,000 people, highlighting the ongoing parking challenges.

While Public Safety has issued tickets, members are encouraged to review these citations carefully, as many are warnings that state “May be assessed points and fines.” Public Safety continues to focus on directing traffic to overflow parking areas, while acknowledging the limitations and difficulties of these zones. On major holidays, staff will be more accommodating, but members are strongly encouraged to use their own sites for parking as the primary option.

A recent review noted a significant number of open driveways, suggesting underutilization of personal site parking. Members are reminded to prioritize parking on their own lots before resorting to overflow areas. Please note that CCs (convenience centers) are not permitted as overflow parking. Parking concerns are currently focused on Phase 1 and Phase 3, which are being actively addressed.

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 year to evaluate its effectiveness and impact.

Site Clean-Up

Regarding site maintenance, 100 to 107 courtesy emails have been sent to members, providing a checklist and either a warning or recommendation for cleanup. Follow-up reviews indicate that 50% to 60% of members have taken action and completed the requested tasks. Sweitzer thanked members for their responsiveness and attention to site upkeep.

Permits

Sweitzer also expressed appreciation for members who have proactively visited Member Services or the Inspector’s Office to confirm which permits are required for their improvement projects. This cooperative approach is helping ensure compliance and a smoother process for all involved.

OLD BUSINESS:

- **Townhall Reminders**

- Peppel stated the Townhalls are a great way to get the most important information on big topics in the park, currently and specifically, related to the Lake and the Capital Investment renewal
- Jeff mentioned the two upcoming Townhall meetings coming up in June and July
 - **June 21st – Lake Monterey Committee (9am – 10am)**
 - **Val, the Chairperson of the Lake Committee, will be highlighting a lot of the key areas and projects that the committee suggests.**
 - **July 26th – Capital Investment Renewal (9am – 10am)**
 - This town hall is to address the upcoming expiration of the current 10-year Capital Reserve and provide thoughts and a process on what needs to happen to renew the funding for the park's capital needs.

NEW BUSINESS:

- **Board of Directors – Meet the Candidates**
 - There are three open positions on the Board of Directors for the coming year. There are six potential candidates who are running, who were vetted by three Board of Directors. The candidates' bios will be provided online and in the next Footprints. There will also be a Meet the Candidates forum taking place on July 12, 2025. Those candidates running include:
 - Cory Behrens
 - Kolyn Giebel
 - Jill Grung
 - Laura Hires
 - Kelly Johnson
 - Mindy Vachow
- **2025 Election Committee**
 - **Motion** by Carpenter, supported by Peppel, to approve Aaron Poley/Patty Poley and Jim Buchanan/Jodi Buchanan to the 2025 Election Committee. All Ayes.
Motion carried.
- **New Committee Members**
 - Lake Committee – Recommendation to add Dave Hires.

- Safety and Security Committee – Recommendation to add Howard Lippenga.
- **Motion** by Wyman, supported by Day, to approve Dave Hires to be added to the Lake Committee and Howard Lippenga be added to the Safety and Security Committee. All Ayes. **Motion carried.**

- **Resolution 062025A Bond Ladder – Resolution to accept the Investment Policy to Reallocate Bond Portfolio to a Bond Ladder. Motion** by Wyman, supported by Hager, to approve Resolution 062025A to add a Bond Ladder Strategy to the current total return bond strategy for the best use of Sandy Pines Investment Funds. All Ayes. **Motion carried.**

Meeting Adjournment: Motion by Carpenter supported by Peppel at 6:38 pm. All Ayes. **Motion carried.**

Member Q&A – (following adjournment of meeting)

Next board meeting: July 25, 2025, @ 6 pm in the North Shore building.

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