

SANDY PINES WILDERNESS TRAILS, INC
BOARD OF DIRECTORS MEETING
June 23, 2023
7:00 p.m. – Northshore

Minutes

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

INVOCATION: Jeff Sweitzer

PLEDGE OF ALLEGIANCE

ROLL CALL:

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

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

NEW MEMBERS: Sweitzer provided a summary of new member sales data from May 19, 2023 through the end of May 2023. Total new sales for the entire month of May is 17. Total sales since the last Board meeting in May is 5 new sales and 10 new members. Demographics of the new members is two in their 30's, one in their 40's, five in their 50's, one in their 60's and one in their 70's. Two For Sales by Owner, two Sales in the Park and one transfer. Motion by Day to approve the new members from May 20, 2023 through May 31, 2023, with support from Wyman. All ayes. **Motion carried.**

MINUTES: Motion by Johnson to approve the May 19, 2023 Board of Directors meeting minutes, with support from Wyman. All ayes. **Motion carried.**

STANDING COMMITTEE REPORTS:

***Finance:** The Finance committee reviewed in detail and approved the check distributions and financial statements for May 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 June 14th, 2023 and there was great discussion on the review of the May 2023 YTD financial statements and input from all finance committee members. The Finance Committee also completed a brief review over the current budget draft focusing on information from the Golf Course Committee with the upcoming expiration of the Golf Assessment and as a committee approved the presentation of a ballot proposal for a renewal of the Golf Assessment going forward. This proposal will be presented to

the Board of Directors in the June 23, 2023 Board Meeting for consideration of adding it to the 2023 election ballot.

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

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

Williams provided that the specific review of the budget in the month of June with both the Finance Committee and the Board was a review of the Lake Monterey Golf Assessment that will be expiring in 2025. The discussion and review of this ballot proposal will be coming up for consideration for approval on the 2023 ballot.

EXECUTIVE/PERSONNEL:

Comments from the Chairperson: Carpenter thanked everyone for coming to the Board of Directors meeting and appreciated the members being present to receive the true information of what is going on within the park. Carpenter also thanked the Rec Department with all the new rec activities they have scheduled, specific thank you to Abby for managing everything. Carpenter thanked the volunteers and shared excitement for the overwhelming interest in the open positions on the Board. Carpenter also stated that respect will be expected when the agenda brings them to the open comments section and if any members would like a more open forum for questions to be answered they may attend the Face to Phase meeting on Saturday June 24 2023 @ 9am.

Comments from the Park President:

- **Welcome back to the 2023 Season :** Sweitzer thanked the members for their attendance to the Board Meeting. Sweitzer also thanked the staff for their hard work and dedication to the park, especially on the busy holiday weekends, when the population in Allegan county is highest in the State due to the population specifically in the Sandy Pines park.

OLD BUSINESS:

- **Phase 2 Pool:** Sweitzer shared that the Phase 2 Pool has been on the 10-year budget since the beginning. The amount budgeted was not enough and therefore, the park voted to support the additional funding with some of the operational cash reserve funds. Many decisions have been made through the process with various different options, indoor, outdoor, location, etc... The original budget was \$500k, and with the approval of the park is now a total of \$2 million with operational fund support. Per EAGLE and the Allegan Health Department there is confirmation that the pool must not be built on a drainfield.

Through independent review it has actually been noted that the construction is found on 200 square feet along the edge of the drain field and plans to adjust are being coordinated. Part of the non-compliance response is a corrective action. It is important that any rumors are settled and stress that there is no intent to build the pool on the drain field. If Sandy Pines even tried to do so, the permits from the State and County would not be approved. Construction will begin after Labor Day and the pool will be open for the 2024 season.

- **Restaurant and Store:** Sweitzer shared there was a review of the structure with the county and State and are currently approved to be open for coffee, donuts and pastries for the 4th of July weekend and will not be a full-service restaurant at this present time. The State and county are please with the improvements and layout and once more funding is available to provided for additional restaurant equipment, the restaurant will continue to operating as a smaller service coffee shop.
- **Spectrum:** Sweitzer shared that Spectrum did delay the shut off of the old modems from 6/5 to 6/19, with 4 remaining installs at the request of membership. There are 75 remaining boxes at the Administration office and the current focus for the Spectrum team is to cover the remaining exposed orange cable lines.
- **Questions from the Members:** Reminder that a Face to Phase meeting will be held Saturday, June 24, 2023, at which time the Board and Administration will provide a response to any questions provided from the membership.

NEW BUSINESS:

- **BOD Candidate approval** - Sweitzer shared that there are currently 7 candidates running for the Board in the 2023 election. They include; Rick Day, Pat Doezema, Rob Griffith, Jackie LaFever, Larry Munger, Robert Spaman, and Craig VanBeek. A thorough review of the candidates was completed by select individuals of the Board and Administration on Wednesday, June 21, 2023 to ensure valid petitions and membership status for each candidate running. Motion by Johnson, supported by Wyman, to approve the 7 candidates running for the Board of Directors. All Ayes. **Motion carried.**
- **Resolution 062323 LMGC – Resolution to place on 2023 Annual Ballot a proposal for Lake Monterey Golf Course Funding:** Peppel provided a review of the reason for SPWT membership to continue with the support to sustain the golf course. The following ballot proposal, if approved, will replace the present \$150.00 Golf Course Assessment expiring on September 30, 2025. Shall the Membership approve annual golf course funding of \$125.00 to be used for golf course operations, golf course capital asset purchases and other golf course expenses, beginning October 1, 2025. Board comments received from multiple Board Members. This funding will become part of the annual Membership Dues eliminating the need for an assessment. Motion by Munger, supported by Wyman, to approve Resolution 062323 to place on the 2023 Annual Ballot a proposal for Lake Monterey Golf Course Funding. All Ayes. **Motion carried.**

- **Boat Stakes:** Sweitzer provided a brief review of the Boat Stake policy as it is a hot topic every season and takes much work of the Member Service staff and Park Inspector. During the off-season, the inspector will pull maps, mark and audit all boat stakes. Some members are on the list for 8 years and over 300 people on the waiting list and there are not enough boat stakes to provide for all those on the list. 34 boat stakes are currently available. There is a great deal of time spent addressing boat stake disputes and locating boat stakes. New policy will not allow adding any additional boat stakes to remain attentive to the concerns of the lake erosion as addressed by the Lake Committee. The new policy will provide that when a boat stake is offered, it will be offered to the first member on the current list. If the member passes on the boat stake, that member will either be fully removed from the list or moved to the bottom of the list. The boat stake will also be tagged with the assigned site, similar to how risers are currently marked.
- **Approval of New Pool and Library Committee Members:** Carpenter shared the interest in approving Carolyn Nielson as a new member of the Pool Committee and Sharon Hall as a new member of the Library Committee. Johnson provided a brief background on Tammy. Motion by Day, supported by Deckinga to approve Carolyn Nielson to the Pool committee and Sharon Hall to the Library Committee. All Ayes. **Motion carried.**

MEMBER COMMENTS:

- Site 4001 shared her support of the Lake Monterey Golf Course Assessment proposal and the value as an asset to the overall membership value.
- Site 820 shared her concern for the location of the Phase 2 pool and the access of the road being put in to access the pool.
- Site 156 shared information regarding the current loan owned from the golf course to Sandy Pines and consideration of the loan being forgiven.
- Site 4162 shared his support for the Lake Monterey Golf Course Assessment proposal.

Meeting Adjournment: With a motion from Deckinga and supported by Wyman at 8:07 p.m.

Next board meeting: Friday, July 21, 2023 (location TBD) at 7pm

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