

SANDY PINES WILDERNESS TRAILS, INC

BOARD OF DIRECTORS' MEETING

May 15, 2026

6:00 pm – NorthShore

Minutes

CALL TO ORDER: Craig Van Beek called the meeting to order at 6:00 pm.

INVOCATION: Scot Wyman

PLEDGE OF ALLEGIANCE

ROLL CALL:

Board of Directors: On-site attendees were Corey Berens, Rick Day, Kolyn Giebel, Kelly Johnson, Larry Munger, Paul Peppel, Craig Van Beek, and Scot Wyman.

(8 present)

Absent: Ginny Hager

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

MEMBER COMMENT ON AGENDA ITEMS – Site 5076 raised questions regarding the sale process and related paperwork. Site 1072 asked about the proposed resolution concerning fines for trailer-related rule violations. Chairperson VanBeek indicated that both questions would be addressed during the Open Q&A session.

APPROVAL OF NEW PARK MEMBERS (April 2026) Sweitzer summarized new member sales for April 2026. Total new sales were 8 during the month of April, of which 2 were for- sale-by-owner, 5 were sales through the sales department, and 1 was a transfer. There were 12 total new members: 1 in their 30s, 3 in their 40s, 3 in their 50s, 4 in their 60s, and 1 in their 70s. **Motion** by Wyman to approve the new members for April 2026, with support from Day. All ayes. **Motion carried.**

MINUTES: Suggestion to amend minutes to change from “closed” meeting to “executive” meeting. **Motion** by Munger to approve the April 2026 Board of Directors meeting minutes as amended, with support from Johnson. All ayes. **Motion carried.**

STANDING COMMITTEE REPORTS:

***Finance:** VanBeek asked Williams, CFO to provide an update of the financials for April 2026 YTD Financial Statements for SPWT and LMGC.

Williams provided a brief summary of the Financial Statements for SPWT for April 2026 YTD.

Motion by Berens, supported by Wyman, to approve the SPWT Financial Statements as of April 30, 2026 year-to-date. All Ayes. **Motion carried.**

Williams provided a brief summary of the Financial Statements for LMGC for April 2026 YTD.

Motion by Johnson, supported by Giebel, to approve the LMGC Financial Statements as of April 30, 2026 year-to-date. All Ayes. **Motion carried.**

Williams provided a preliminary overview of the 2026/2027 budgets for both SPWT and LMGC. A key highlight of the review was the Midwest CPI Index increase of 3.3% for the 12-month period ending March 2026, resulting in an estimated \$58 increase to dues and assessments. The preliminary budgets were reviewed by the Finance Committee and Board of Directors and will continue to be evaluated and refined through the monthly budget review process until the final budget in August 2026.

EXECUTIVE/PERSONNEL:

Comments from the Chairperson:

VanBeek thanked everyone for attending and for their care and concern regarding the future of the park and its capital investments. He noted that the Board shares those same concerns and, while responsible for overseeing park operations, Board members are also park members themselves. He emphasized that member input is valued and taken into consideration when making decisions.

Comments from the Park President:

Sweitzer thanked members for attending the meeting and recognized both Mother's Day and Memorial Day, expressing appreciation for mothers and remembering those who made sacrifices in service to the country and their families.

He reminded members that boating season is underway and encouraged boat owners to ensure they have current renewal stickers from Member Services. He also noted that all kayaks must display a site number and advised members to contact the Park Inspector or Security if they are missing a kayak or need assistance.

Sweitzer reminded members that seasonal docks should now be returned to the water, as the off-season storage allowance on green space has expired. He also highlighted the upcoming June 10 site cleanup deadline and encouraged members to complete any necessary site maintenance. Park Inspectors Jim and Steve will be conducting inspections to ensure compliance.

Lastly, he reminded members of the Capital Investment Town Hall scheduled for May 16, 2026, at 9:00 a.m. in the Northshore.

OLD BUSINESS:

- **Capital Investment Project**

- Sweitzer reminded members of the Capital Investment Town Hall scheduled for May 16, 2026, at 9:00 a.m. in the NorthShore Building. He noted that the Capital Investment Cross-Functional Team, consisting of representatives from the Finance Committee, Long-Range Planning Committee, and Board of Directors, has invested significant time and effort into developing the plan, including a Board workshop held on May 3, 2026. Members were encouraged to attend the presentation to learn more about the proposed plan. Sweitzer noted that the current 10-year reserve program has been beneficial but is nearing completion, and with the park now more than 50 years old, continued investment is necessary to maintain the park and preserve it for future generations.

- **Resolution 041726A**

Sweitzer explained the background and reasoning behind Resolution 041726A, noting that it reflects the requirements outlined in EGLE's Structure Letter issued in March. He stated that Sandy Pines participated in a stakeholder group that included representatives from other campgrounds and township and county officials to review and discuss the State's expectations regarding campground structure compliance.

He explained that significant discussion centered on a 2010 letter in which State officials sought immediate inspection of every trailer inside and out at Sandy Pines and remediation of any noncompliant structures. Sandy Pines and other stakeholders expressed concerns that such an approach was not practical. As a result, an alternative compliance process was established whereby structural compliance would be reviewed and enforced at the time of property transfer.

Sweitzer referenced Item 12, Non-Compliance and Enforcement, which requires that any identified compliance issues be addressed by either the seller or purchaser before the

transfer is finalized. Compliance review will occur through the existing permitting and inspection process associated with the sale of a site.

He further explained that, when appropriate, remediation agreements may be established to maintain compliance with EGLE requirements. However, because Sandy Pines must demonstrate ongoing compliance with State regulations, failure to complete corrective actions within the agreed-upon timeframe may result in enforcement measures, including fines.

Sweitzer emphasized that campground compliance is tied directly to Sandy Pines' overall campground license. Continued non-compliance could result in State actions including license restrictions, license revocation, or removal of non-compliant structures. He noted that the resolution represents the best practical solution developed through collaboration between EGLE and the stakeholder group.

- VanBeek read Resolution 041726A regarding Rules Section II. Site Development & Regulations, Sub Section B. Camping Units does not address Camping Unit, Park Model, modifications, or remediation; adding Item 11. Thermal Envelope Integrity and 12. Non-Compliance and Enforcement, including failure to meet the agreed-upon timeline or remediation plan, or any subsequent action that results in the unit becoming non-compliant again after correction, will result in the following penalties: A fine of \$1,000 per violation and an assessment of 10 points to the membership per violation. **Motion** by Johnson, supported by Peppel, to approve Resolution 041726A to accept the addition of 11. Thermal Envelope Integrity and 12. Non-Compliance and Enforcement of Rules Section II. Site Development & Regulations, Sub Section B. Camping Units does not address Camping Unit, Park Model, modifications, and remediation. Discussion carried out within the Board, with some comments taken from the membership. Return to the motion of the resolution. All Ayes. **Motion carried.**

NEW BUSINESS:

- **Resolution 051526A Storage Sheds / Garages / Cart Shelters**

Sweitzer summarized the purpose of the resolution as providing additional flexibility and benefits to the membership. He explained that EGLE's structure guidance establishes a maximum accessory structure size of 200 square feet based on a standard campsite of approximately 2,500 square feet. However, because Sandy Pines sites average approximately 3,200 square feet, EGLE has approved an increase in the allowable structure size from 200 square feet to 400 square feet.

Sweitzer noted that this change addresses concerns expressed by members regarding the ability to adequately store larger items, including six-passenger golf carts, within the current 200-square-foot limitation. He emphasized that the expanded structure size is an option available to members who choose to utilize it and whose sites can accommodate the larger structure.

He further explained that all existing site requirements remain in effect, including the requirement to provide parking for two vehicles per site and to meet all applicable setback requirements. Members wishing to construct a larger accessory structure must still demonstrate compliance with these standards.

Sweitzer stated that both the Rules Committee and the Board carefully reviewed the proposed amendment prior to presenting the resolution for consideration.

- VanBeek read Resolution 051526A regarding amendments and/or additions to the Rules and Regulations relating to Section III. Items Requiring Permits; Sub Section B. Garages, Golf Cart Shelters and Storage Sheds (page 38). **Motion** by Wyman, supported by Day, to approve Resolution 051526A with amendments and/or additions to Section III. Items Requiring Permits, Sub Section B. Garages, Golf Cart Shelter and Storage Sheds. Discussion carried out within the Board, with some comments taken from the membership. Return to the motion of the resolution. All Ayes. **Motion carried.**

- **Resolution 051526B Shade Structures** - *was presented for consideration.*

Sweitzer explained that the resolution is similar to Resolution 051526A regarding shade structure size requirements. The proposed amendment would remove the current 13-foot-by-13-foot limit for permanent shade structures and allow them up to the maximum 200 square feet permitted by current regulations, provided they fit on the site and meet all applicable setback and site requirements.

He clarified that the resolution applies only to permanent shade structures and does not pertain to temporary or collapsible canopy tents.

*Johnson read Resolution 051526B to Amend the Rulebook/Handbook. **Motion** by Johnson, supported by Giebel to amend and/or add to the Rules and Regulations relating to Section III. Items Requiring Permits, Sub Section P. All Shade Structures including portable, pergolas and gazebos. Following discussion, the Board decided to table the resolution for further review at the June 19, 2026 Board of Directors meeting.*

- **Resolution 051526C Screened and Porch Enclosures** - *was presented for consideration.*

Sweitzer explained that the resolution updates and clarifies existing rules regarding flexible construction standards. The proposed changes provide greater flexibility for the use of lightweight aluminum-framed structures built from pre-engineered plans while establishing clear design requirements, including a minimum of 40% glazing on porches.

He further explained that the resolution defines the requirements surrounding separate thermal envelopes and separate HVAC systems. The intent is to allow a more open-concept porch design while maintaining restrictions that prevent porches from being converted into an additional living space. As such, the use of couches, beds, and similar furnishings intended as a living space will continue to be prohibited.

Sweitzer also noted that the resolution maintains existing restrictions prohibiting plumbing, water service, and venting into separate enclosed porch areas. No separate enclosure may contain plumbing fixtures or venting systems extending into that space.

Additionally, he stated that the resolution addresses the longstanding one-porch rule and formally recognizes sites that were previously grandfathered with double porches. Those existing grandfathered double-porch configurations will continue to be permitted under the proposed amendment.

Berens was asked to read Resolution 051526B regarding the amendments and/or additions to the Rules and Regulations relating to Section IV. Items Requiring Two Permits, Sub Section B. Screened Porch Enclosures (page 42). *Prior to reading, there was discussion, and the Board decided to table the resolution for further review at the June 19, 2026, Board of Directors meeting.*

- **Resolution 051526D Dune Buggies and Side-by-Sides**

Sweitzer explained that the resolution is intended to clarify existing Rule Book provisions related to automobiles, golf carts, mopeds, watercraft, and other motorized vehicles. He noted that the proposed amendment was developed in response to member comments and questions regarding the use of side-by-sides and similar recreational vehicles within the park.

The resolution would clarify that side-by-sides, dune buggies, and similar vehicles may be operated within the park provided they are properly plated, registered, and licensed in accordance with applicable State requirements and comply with all Sandy Pines vehicle regulations.

- Giebel read Resolution 051526D regarding amendments and/or additions to the Rules and Regulations relating to XII. Vehicles and Traffic Regulations, Sub Section A. General rules for Autos, Golf Carts, Mopeds, Watercraft, Snowmobiles, and Scooters. **Motion** by Wyman, supported by Johnson, to approve Resolution 051526d with amendments and/or additions to add Item 17. Dune Buggies and

Side-by-Sides are not allowed in the Park unless they are licensed, titled as a vehicle, and insured for use on Michigan roads/highways. Dune buggies and Side-by Sides must be driven on roads only in Sandy Pines. Discussion carried out within the Board, with some comments from the membership, regarding clarification of Michigan roads. Return to the motion of the resolution. **Motion** by Wyman, supported by Johnson, to amend the proposed Resolution 051526d with an additional amendment and remove the term “highway” regarding clarification of Michigan roads. Amended as; Dune Buggies and Side-by-Sides are not allowed in the Park unless they are licensed, titled as a vehicle, and insured for use on Michigan roads. Dune buggies and Side-by Sides must be driven on roads only in Sandy Pines. All Ayes. **Motion carried.**

- **Resolution 051526B Shade Structures** - *was represented for consideration by VanBeek for a proposal of amended language.*
 - **Motion** by Berens to remove the word “each” and add the word “total” from line 2. Maximum of two (2) structures with a maximum of 200 sq. ft. “total” “~~each~~” are allowed on a membership site. This includes any configuration as well as roof area. *There was further discussion with the Administration, the Board, and the membership, and Jim Buchanan also provided additional clarification. There was more discussion prompting further review, and the Board decided to table the resolution for further review at the June 19, 2026, Board of Directors meeting.*
- **New RAC Committee Members**
 - Sweitzer stated that the Rules Committee recommends the appointment of Laura Hires and Mark Mustola to the committee following their attendance and meeting of the committee members at the most recent Rules Committee meeting.
 - **Motion** by Day, supported by Johnson, to approve Laura Hires and Mark Mustola to the Rules Committee as presented. All Ayes. **Motion carried.**

Meeting Adjournment: **Motion** by Wyman supported by Peppel at 7:44 pm. All Ayes. **Motion carried.**

Member Q&A – (following adjournment of meeting)

Next board meeting: Friday, June 19, 2026 at 6:00pm at the Northshore Building

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