

Sleepy Oaks Newsletter

Aug 2024

Accountant/Bookkeeper

The Board is excited to announce that CBI Accounting Services has been hired as the accounting firm for Sleepy Oaks. CBI is located in Au Gres and will be responsible for, but not limited to, collecting monies, bills, depositing funds, and maintaining accurate and up-to-date records.

The cost for CBI will be \$575 per month, which is less than the previous bookkeeper! There will be a setup fee for setting up the records, accounts, vendors, etc. At this time, there is one file on the computer that cannot be opened because we do not have the password, and past receipts, payments, bills, and bank statements have NOT been relinquished to the Board. Because of this missing information, it will take extra time, energy, and money to sort out the financials.

CBI will closely work with the President and Treasurer to provide accurate and up to date financials. If you have any questions regarding your dues, electric, and specific tax, please contact the Treasurer.

Payments will be submitted in the same manner as they always have been!

An added benefit of this professional service is their web-portal. This allows the board and future boards (with the 3-yr contract) access to financials at any time. This will allow the BOD to freely share financial status in future newsletters and at a moment's notice for full transparency!

Occupancy Agreement

An Occupancy Agreement was created by Lori Briggs, thank you Lori, and given to the Board.

The Board reviewed, revised, and approved the agreement. This agreement may be used in place of submitting a copy of a lease if you rent or lease your unit. Co-owners must still follow the by-laws regarding the existing 10-day notice before leasing. This is to maintain Sleepy Oaks' compliance with the Michigan Condominium Act. The Occupancy Agreement form can be found on the website, in the Documents page.

Fall Meeting

The fall meeting will be held on September 28, 2024, per the by-laws. The association meeting will be held at the pavilion, the time is yet to be determined. At this meeting, the election of the Board of Directors will be held. There is a sign-up sheet in the clubhouse if you are interested in running. This sheet will be posted until September 2, 2024. Ballots will be mailed, along with the meeting notice, and proxy, to all co-owners.

Dredging

The dredging committee has been working diligently on filing permits and obtaining an area for the spoils.

At this time, the initial permit has been submitted to the State of Michigan. The cost of this permit was \$500 and it was necessary to ensure that it was even possible to dredge and secure the land for the spoils. The permit was put on hold until a "sieve test" is performed and a new holding sight has to be obtained. The samples have been secured and Tom Taylor has delivered them to the agency conducting the tests. The land that was going to be used for the spoils was deemed as "wetlands" and cannot be

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used. The committee, per the direction of the DNR, is looking at two alternative sites on the same property.

These are hoops that we must jump through and are necessary to ensure an accurate estimate to present to the co-owners.

Legal Counsel

The Board of Directors (BOD) has secured the services of Hirzel Law Offices. They are a law office specializing in Condominium and Real Estate Law. This became necessary after a group of co-owners threatened to sue the BOD on more than one occasion. Several law offices were considered, however Hirzel Law specializes in parks and properties such as Sleepy Oaks!

We hope that this gives co-owners confidence that the BOD is operating within its rights and are following the Bylaws as they are written while functioning with the best interests of Sleepy Oaks in mind.

Activities

August 31

6:00pm – Hot Dogs at the Pavilion. Please bring a dish to pass.

7:00pm – Karaoke – DJ Bob

September 1

1:00pm – Corn hole tournament. Must be 16 years of age or older. Cost- \$10

6:00pm – Trick or Treat at Sleepy Oaks

8:00pm – Halloween fun house games

Completed Projects

- Accountant secured
- Insurance was updated for Sleepy Oaks
- Channels sprayed
- Website created
- Potholes in the roads were repaired
- Numbers put on the road in front of units with dwellings
- By the gate; land was leveled and berm removed
- Various electrical and water issues fixed (thank you Jim)
- Sleepy Oaks Files created both physical and online
- Inside of Clubhouse was cleaned
- Occupancy Agreement (thank you Lori Briggs)
- New playground equipment

Projected Projects

- Complete the dredging project
 - Address the “blight” within Sleepy Oaks
 - Update Amendments
 - Pool filter and liner replaced
 - Solar cover for the pool
 - Garbage area completion
 - Monthly News Letters (like this one)
 - Create a Park Directory
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