

Sleepy Oaks Campground Association

Board Meeting Minutes

May 2, 2026 1pm

Clubhouse

Call to Order 1pm

All Board members present: Chris Keller President, Gene Firmingham Vice President, Cindy Ayotte Secretary/Treasurer, Jim Jorgensen, Ron Gobler Directors

Agenda Topics: PLEASE NOTE THAT MANY OF THESE DISCUSSIONS WERE NOT FINALIZED BY VOTING. THESE TOPICS WILL BE IN THE FUTURE ADDRESSED FOR FINIALIZATION

1. Proposed Clubhouse Rules

- a. A co-owner has to be present in the Clubhouse at all times with children, teens, and their guests.
- b. The Clubhouse front door will be not used for the “Entrance” to the pool, bathrooms, or laundry machines. If a co-owner needs a key, contact a Board Member.
- c. Private Reservations for the Clubhouse need to be presented to the Board for approval and scheduling. NOTE : Association Business and Events will have priority for the use of the Clubhouse.
- d. A usage/cleaning fee for private events.

2. Projects (Business Plan Goals: 1 year-3 year-5 year-10 year

As of present, a new pool liner has been installed, trees have been removed in Phase 1, new buoys built and decorated. Projects in the near future: Firepit ground encircle for tables and chairs, dumpster enclosure, etc. LOOKING FOR BIDS ON DIFFERENT LARGE GROUND MAINTENANCE PROJECTS.

3. SPECIAL MEETING for Shed Presentation

This will be held May 23, 2026 at 1pm at the Pavilion. Two options will be presented. These will be voted by an Electronic process. Members will assist those co-owners who do not use emailing. A laptop will be in the Clubhouse for this voting.

SHED A

Each Co-Owner shall be permitted to install a shed on the Limited Common Area appurtenant to their unit.

The shed shall be of such design and constructed of such materials that are standard to current building practices. Sheds shall be maintained and kept in good repair. A failure to maintain may result in repair or removal by the Association, at the expense of the Co-Owner, with any such expenses to be charged to and collected from the Co-Owner in the manner provided in Article II of these By-Laws.

No shed shall exceed a height of 8 feet, a length of 8 feet, and a depth of 6 feet. Roof pitch and design be appropriate to properly shed water but will not exceed the overall height of 8 feet. A soffit that does not extend more than six inches beyond the 6'x 8' footprint is acceptable.

No other attachment will be allowed. The shed may be set on pavers to avoid direct ground contact. Any alternate foundation will require approval by the Association in writing.

SHED B

Each Co-Owner shall be permitted to install a shed (1) on the Limited Common Area appurtenant to their Unit. Any Co-Owner wishing to build a shed must obtain a building permit from the Sleepy Oaks Board of Directors before construction begins.

The shed shall be of such design and constructed of such materials that are standard to current building practices and conforming to both state and local rules and laws.

No shed shall exceed a height of 8 feet, a length of 8 feet, and a depth of 6 feet. Roof pitch and design shall be appropriate to properly shed water but will not exceed the height of 8 feet. A soffit that does not exceed more than 6 inches beyond the 6'x 8' footprint is acceptable. No other attachment will be allowed. The shed may be set on pavers to avoid direct ground contact. Any alternate foundation will require approval by the Sleepy Oaks Board of Directors in writing.

Sheds shall be maintained and kept in good repair. A failure to maintain may result in repair or removal by the Association at the expense of the Co-Owner; with any such expense to be charged to and collected from the Co-Owner in the manner provided in Article II of these By-Laws.

4. Rules and Regulations will be posted in the Clubhouse and Pavilion.
We have a busy season coming up and SAFETY for all is a major concern.
5. Our Capital Maintenance Fund is in place. This separate bank account will have deposits from the Storage trailer lot, increase of dues (\$100.00) of the \$120.00 from each co-owner when paid for the year, monies from committees after costs of events, etc.

General Open Discussion

Adjourned at @:2;20pm

The Board of Directors