

# **Unapproved Minutes**

## **Sleepy Oaks Campground Association**

### **Fall Meeting**

Date: September 28, 2024

Time: 9:00 AM

Location: Sleepy Oaks Pavilion

1. Meeting called to order at 9:06 am by Tom Bjerke
2. It was moved by Karen Lovegrove and seconded by Joyce Bartos to approve the agenda as amended.

#### **Motion carried**

3. Pledge of Allegiance
4. Verification of notice of the Association Meeting –Secretary Linda Ward indicated that meeting announcements and proxies were mailed to all co-owners on September 7, 2024. This meets the By-Law requirement of mailing out notices “no less that 10 days and no more than 60 days”.
5. Quorum established by sign in sheets and quorum. 192
6. Counting of ballots for Board of Directors
  - A. Volunteers to help: a volunteer was asked for from each phase to count ballots. Since there were multiple co-owners that volunteered, the lawyer chose.  
  
Phase 1: Karen Lovegrove  
Phase 2: Ed Clendennin  
Phase 3: John VanGeertruy
  - B. Counting of votes: Co-Owners ballots were verified and ballots counted as the association meeting continued.
7. Moment of silence was recognized for co-owners who have passed.
8. New co-owners were introduced and welcomed to Sleepy Oaks.
9. Secretary Linda Ward read the minutes from June 2024.

It was moved by Debbie Foley and seconded by Diane Guthrie to approve the June 2024 minutes as amended.

**Motion carried**

10. Treasurers Report was given by Cindy Ayotte. There is no financial statement at this time however, the accountant/bookkeeper stated that one will be ready by the end of the year.

Cindy Ayotte reported that bank balances are as follows:

Savings: \$66,622.66

Reserve: \$40,003.35

A \$6,600 electric bill was paid by the association however this will be reimbursed by the co-owners.

Money owed to the park from co-owners in arrears equals \$9,291.17

Past due Electric: \$3,294.60

Pase due association dues: \$5,240.10

Past due Specific Tax: \$526.17

11. Officers Reports

A. President –

Vendor contract will be implemented for vendors/independent contractors that perform services within the park.

Sleepy Oaks will start implementing the “Fine Schedule” according to the By-Laws to collect money owed.

B. Treasurer -

Winter storage begins October 1st

12. Park Maintenance Report –

Work by the boat ramp has been completed

Pool Filter – Will connect with the Board. Plans are in place

Pool Liner – Optional at this point, waiting for the quote

13. Committee Reports

A. Dredging –Tom Taylor

New quote : \$170.000  
New location for the tailings  
Passed the sieve test  
Waiting for the next communication from Egle

14. Old Business – None

15. New Business

A. Introduction of Park Attorney - Michael Pereira

The Master Deed, By-Laws are a contract between the Association and Co-Owners. If the Association or Co-owners do not follow them there is the possibility of a lawsuit.

The Board must follow and administer the by-laws as written. If the Board does not follow the By-laws there is the possibility of a lawsuit.

Michigan's Open Meeting Act pertains to public organizations and not private. Sleepy Oaks is a private association and therefore the Open Meeting Act does not pertain to the Board of Directors meetings. The Board is not required to open the meetings to co-owners but they can if they choose.

Roberts Rules of Order is not a governing document, but a suggested procedure for conducting meetings.

Nothing good happens on Facebook

Procedure for Lawer contact:

Contact the Board

The Board will send the concern to the Attorney

Jerry Koth discussed mediation and arbitration per by-laws.

Doug Ward stated there was a second chat group and the group had decided to bombard the lawyer with questions.

There was discussion regarding the changing of the general meeting from the last Saturday in September to the Saturday before Labor Day, at 1pm. Attorney Michael Pereira state that because there is over 66 2/3rds of co-owners represented at the meeting, if someone wanted to draft up the wording for changing the by-law, have co-owners sign a petition and give it to him, he would draft up an amendment.

16. Co-Owner Comments/Questions -

1. Joyce Bartos, lot 47 thanked everyone for keeping golfcarts away from the pavilion and in their own parking lot.

2. Lori Taylor, lot 15, 7, 67, 68, & 69 asked the Board to work on microphones, speakers, and video of some sort for the meetings.

3. Joyce Bartos, lot 4 asked if a printed treasurers report will be mailed to co-owners by the end of 2024.

Cindy and the accountant will work on it.

4. Is there a 5, 10, 20-year plan for the park with the front storage parking surplus? Examples: roads, water (frost free faucets for phase 1 & 2), and electrical upgrades.

The best way to deal with these issues would be to refer these to a committee. The are proper procedures to deal with these is items.

5. Linda Lincoln, lots 148 & 149 asked what the future plans for the park are.

Plans should be referred to, a committee in order to investigate costs associated with the plans.

6. Linda Ward, lots 164 & 165 tired of the lies that are being spread around the park. No, a certain person was not blocked from Facebook or the website,

No, financial information was not removed from the office

No, the Board did not try and stop a certain co-owner from doing business in the park.

No, the dues are not being raised

No, the Board does not have their own agenda

Then there is a chat.....even though it is legal, this group of co-owners continually spread lies, tear the Board apart, point fingers and the list goes on. Now the group has a new chat that is doing the same thing and are even threatening to recall the two Board members that are not up for re-election immediately after the meeting.

The park would be a better place if the chat group would put their energy into building the park up and not tearing it down and it would be a better place if Facebook was removed, so no lies and bashing could happen. Instead, let's talk face to face.

17. Announcement of Board of Directors

Cindy Ayotte – two year term

Jim Jorgensen – two year term  
Chris Keller – one year term

18. It was moved and seconded to adjourn the meeting.

**Motion carried**

Respectfully submitted by:

Linda Ward, Secretary