

Sleepy Oaks Campground Association

831 S Main Street

PO Box 505

Au Gres, MI 48703

Board of Directors Meeting ----December 13. 2025

**Items on the Agenda were:**

Raising Annual Dues

Website

Forum on the Website

Electronic Voting

**Annual Dues:**

The board voted unanimously to raise annual dues from \$480 per year to \$600 per year. The increase of \$120 (25% or \$10 per month) was the amount the board, the budget, and the finance committee agreed would help offset the steady increase we have experienced in the cost of living. The increase in dues will be divided between the General fund (\$20) and the Capitol Improvements and Maintenance fund (\$100). This increase in dues is overdue and increasing dues to keep up with the cost of living should be reviewed by the board on a regular basis.

The new dues schedule is: \$600 annually, \$300 every 6 months or \$150 quarterly.

**Our Website:**

The development of the association website is on going and the website will continue to evolve to meet the needs of our community. The Sleepy Oaks website will be the only location for park-relevant information from your board of directors. Michelle White and the board of directors are working to expand what the website will do for the community. We are working on making meetings available online so all co-owners anywhere can observe or participate in our meetings, depending on the type of meeting. The evolution of the website is ongoing. Please stay tuned and be patient.

Our first attempt of doing a zoom meeting will be a special meeting about the shed by-law amendment on Saturday, January 17, 2026, at 11 am, from the clubhouse. The special meeting is open to all co-owners.

We are attempting to do things we have never done before and ask for everyone's patience while we figure things out.

#### The Forum:

As one of the next steps in the evolution of our website, and an effort to stop Facebook drama and misinformation, we are adding a private forum for co-owners to post questions and discuss anything relevant to Sleepy Oaks. This private forum will be accessible only to a co-owner and plus 1 of their choosing. It is a little difficult to explain, but essentially, to minimize irrelevant conversation, no matter whether you own 1 lot or 10 lots you only get 2 spots in the discussion forum. The rules are being developed, but only honest, respectful discourse will be tolerated. A reminder to everyone, simple questions of procedure or information might get answered quickly, but questions asked of the board should not expect a response until the question is discussed by the board at the next board meeting.

#### Electronic Voting:

An important reminder to everyone that, no matter what form voting takes, it is crucial to our community that you vote. As we have seen with the last couple of elections, dredge vote, and the by-law amendments, the cost of doing these votes through the mail has gone astronomical. In an effort to keep costs down, we are going to transition to electronic voting, which will be accessible through our website. The process is simple. The board is going to make sure that every co-owner has the opportunity to vote. You can vote from the comfort of your computer, phone, or tablet that will be accessible at the clubhouse during votes. There will be education and assistance opportunities for anyone who needs it and asks. For those who are still without access, please contact the voting committee and make them aware of your situation and update all contact information they need. We will still have a small number of mail ballots, but the cost savings will be substantial.

The board will be posting more information and details about the electronic voting as we move forward.

#### Noteworthy conversations:

The board has a brand-new email address that is controlled by the board secretary. The new email address is [BODSleepyOaks@gmail.com](mailto:BODSleepyOaks@gmail.com)

The dredge was discussed briefly. The board is meeting with the law firm soon to iron out a couple of details but, we will be proceeding with getting all the necessary documents,

approvals, and licenses in place during 2026 and tentatively dredging in 2027. One issue that cannot be ignored is the continuing drop in the lake level. Dredging can only do so much and if the lake levels continue to drop it will not be enough. While we are going through the bidding process to restore the dredge as previously purposed, we will also be inquiring about other options if the lake level continues to drop.

Thank you and have an amazing holiday season!

Your board of directors.

Submitted by Secretary –Cindy Ayotte