

UNAPPROVED MINUTES
SLEEPY OAKS CAMPGROUND ASSOCIATION
FALL MEETING

Date: September 26, 2026

Time: 1:00 pm

Location: Sleepy Oaks Pavillion

1. Meeting called to order at 1:05pm by Chris Keller (President)
2. Pledge of Allegiance was recited
3. Board members present: Chris Keller (President)-Gene Firmingham (Vice President)-Cindy Ayotte (Secretary/Treasurer)-Ron Gobler (Director)-Board member absent: Jim Jorgenson (Director)
4. Cindy Ayotte read a list of the Co-Owners who passed and a moment of silence was observed: Rich Riffle, Sally Dikos, Joyce Bartos, and Rick Stainsby.
5. Karen Lovegrove introduced and welcomed new Co-Owners to the Park: Paige and Logan Bissell (Lot 49), Pat and Cassie Keely (Lot 183), Dave and Judy Stanley (Lot 201), and Joe Castiglio (Lot 90).
6. Lori Briggs (Lots 36/37) made a motion to waive the reading of the Spring Meeting and accept them, Gerald Koth (Lot 240) seconded.
7. President Chris Keller gave the President's report and reviewed the projects that had been completed this year, as well as projects that are in the works for the upcoming season. He thanked the Entertainment Committee and mentioned that they needed volunteers. He also thanked the Safety Committee. Gerald Koth (Lot 240) commented that whatever they are doing, it seems to be working; people don't seem to be speeding as much. He also commented on what an asset the safety equipment around the water is. (Water safety equipment and the containment systems are located at the boat launch and the finger piers).
8. Cindy Ayotte in her Treasurer's report introduced two representatives from our bookkeeping firm, CBI, who were available for questions. She is still updating Co-Owner information-she is missing email addresses and needs them because all billing will be going through email going forward. Make sure to send October dues to Sterling Heights because CBI will be making the deposits now; a postcard with the address to CBI has been mailed. CBI is asking that when you send in a payment, or pay online that you include the following information: Lot #, what bill you are paying, and/or if the payment is for a storage lot space. There was a handout for the procedures available. The financial reports will be much easier to read because we will now be receiving a monthly report. Printouts of the financials were available at the meeting and are also posted on the website.

The required changes to the bank accounts and insurance will be made on Monday the 28th. The question was asked if there would be an easy way to see what has been paid on their account; starting this year, quarterly bills for dues, biannual bills for specific taxes, and electric bills will be sent out. Linda Rolley (Lots 8/9/10) asked if there was a discrepancy in a payment are Co-Owners to go to the Treasurer or the bookkeeper; the Treasurer is the Co-Owners point of contact and the Treasurer will go to the bookkeeper. Karen Lovegrove (Lots 41/42/43) commented her bank will not allow CBI's address to be put on her payment and wanted to make sure if her payment said Sleepy Oaks if they would get it; she was assured they will. Brian Crawford (Lot 170) questioned whether Co-Owners were now being charged 3% to pay bills on the website; it was explained that we were always being billed, but it was the Association (all Co-Owners) was paying it, but now it will be billed to the individual Co-Owner making the payment.

9. In the absence of Jim Jorgenson, and in lieu of the Park Manager's report, President Chris Keller asked that the Co-Owners keep Jim and his family in their thoughts and prayers.

10. In the Committee reports, the Entertainment Committee Chair, Barb Mathers thanked her Co-Chair and Treasurer. She also mentioned that they could use some volunteers. Lori Briggs (Lots 36/37) thanked the sponsors that donated items to this year's fishing tournament: Frank's, M-65 Bait Shop, Ace Hardware, Angie Ridley, and anyone else who donated. They had signs for sponsors and gave them certificates of appreciation. She also asked that while out and about that Co-Owners express their thanks to these businesses. Safety Committee Linda Rolley (Lots 8/9/10) said that she would be putting up metal signs for the containment kits. It was discussed that they will be trying to get reflective Lot # signs for Co-Owners to help the first responders. The discussion also included the possibility of labeling finger piers in the future.

11. Under old business, President Chris Keller stated that the Shed By-Law Amendment had failed and that the Board would now have to start looking at violations. It was stated that 2/3 of those who voted, voted electronically for the first time. A Co-Owner asked if someone has a white shed, would they need to paint it; he said the Board was looking at options. A Co-Owner commented that people who were buying in to Sleepy Oaks really needed to be made aware of this stuff.

12. Introductions to the two new Board members were made. They are Craig Briggs (Lots 36/37) and Cindi Firmingham (Lot 84).

13. President Chris Keller asked that all present give a round of applause and appreciation to Jim Jorgenson and Cindy Ayotte for all their years of service to the Community on the Board.

13. Cindy Ayotte said that any Co-Owner who did not receive a postcard with CBI's mailing information should see her, she has extras.

14. Tom Metiva (Lots 31/44) brought up the possibility of treating the muck bottom of the canals with a chemical that had been used in the past to deter the growth of the weeds. Director Ron Gobler said he would follow up with the legalities of doing so.

15. Karen Lovegrove had new Co-Owner Joe Castiglio (Lot 90) draw for the male and female door prizes.

16. Meeting adjourned at 1:47pm.

Respectfully submitted by Cindi Firmingham, Secretary/Treasurer