

Unapproved Minutes
Sleepy Oaks Campground Association
Spring Meeting

Date: May 31, 2025

Time: 1:00 PM

Location: Sleepy Oaks Pavilion

1. Meeting called to order at 1:01 by Chris Keller (President]
2. Pledge of Allegiance
3. Roll Call: President Chris Keller, Vice President Jim Jorgensen, and Secretary/Treasurer present. Absent Directors Tom Bjerke and Sheree Schrot
4. It was moved by Colleen Griffin Lot 122 and seconded by Denise Zwier Lot 119 to approve the agenda. Motion carried.
5. Moment of silence for passing of co-owners: Linda Fath, Mark Johnson, Shirley Martin, and Nancy Amy
6. Fall meeting minutes read—approved by Denniss Grant Lot 34 and seconded by Lori Briggs Lots 36 and 37
7. Financial report was given by Cindy Ayotte. Financial reports were discussed along with outstanding dues, specific taxes, and electric bills that are in the rears. Certified letters are in process with stated consequences stated by our bylaws.
8. Financial reports were approved by Sherry Hollenback Lots 60-61 and seconded by Jackie Verode Lot 85
9. New Bookkeeper, Rick Petrucho, was introduced to the co-owners. He is collecting info on all and inserting information into his bookkeeping system.
10. Chris Keller (President} thanked everyone who has worked so hard in the developing of our new committees and their endeavors are seen all over our park.

Points of Interest:

- a. Please get involved in these committees
- b. The board is a service to the co-owners and our goal is work with all of you
- c. Future plans are in process for a Capital Fund that would be beneficial for maintenances in all categories pertaining to our park
- d. Need to work on a 5–10-year plan for park improvements

- e. Golf carts need to be properly insured. Joyce Bartos Lot 47 discussed an incident that occurred which could have had some serious results.
- f. Future Possibilities—community fire pit, pickle ball courts, etc. Need input from co-owners.
- g. Blithe conditions were discussed and improvements will be implemented to work with co-owners to aid in these problems.
- h. Stressed Everyone is equal in this park.

Jim Jorgensen reported on the Maintenance and the improvement that have happened already this year.

- a. May 6th a new filter was purchased for our pool. The equipment room is updated with heater and filter. Was able to get a reasonable quote of \$2100.00 compared to \$3600.00 for filter.
- b. Liner has wrinkles but will watch it for now. The cost of a new one is in the 5 figures.
- c. He introduced his new assistant Jackie Verode Lot 85 who will helping with opening and closing procedures.
- d. Reported that the pedestals in Phase 2 are heaving up from frost tearing the insides up. An electrical company has to be called to help fix them.
- e. He is upgrading our faucets throughout the park even if they have no problems for precautionary events. He showed the co-owners the new faucets which are chrome and a ball value of \$5.95 a piece compared to the \$11.00 they were charging. He makes them up before inserting them and taking the old ones out.
- f. He reported that a survey team for fiber optics from the city was in our park.

Advisory Committee: We are Gene and Cindi Firmingham, co-owners of the Advisory Committee Lot 84. We have both sat on several boards in the past. We are not experts, but we're pretty familiar with how things run. The other members of the committee are Nancy Edwards, Sherri Hollenback, and Dawn Bublitz.

Our committee advises the board on process as needed, acts as a sounding board, and works with other committees. More importantly, we've been to advocate for the Co-Owners. That's the fun part; we get to play devils' advocates. We try to look at situations from everybody's point of view. That's easier said than done, so if you have a point of view or opinion on something, reach out to us. We are on Lot 84, and when we are here, we walk our beer around the park every night after dinner, or you can find us on Facebook

Messenger. There are a lot us here, and our voices need to be heard. The goal of our committee is to help that happen.

No reports on the Beautification, Grievance, Dredging, and Finance & Budgeting Committees.

Communication Committee: Deb Web Lot 91 does the Facebook page, Newsletter and communicates with co-owners daily with emails.

Webpage: Michelle White Lot 21 created our Webpage filled with events, documents, contacts, committee members, and has made it possible for our co-owners to use their charge cards for all bills (dues-electric-specific taxes-trailer lot parking) This is a major vocal point for Sleepy Oaks' co-owners.

Bylaw Committee: Lori Briggs Chair-Mark Moore-Gerald Koth) Good afternoon, my name is Lori Briggs and my husband Craig and I own Lots #36 & 37. We have not been Co-owners for very long, but we have been here long enough to develop many friendships and a loyalty to the Co-owners of Sleepy Oaks. The purpose of the By-law Committee is to bring the Master Deed, By-laws and Rules and Regulations consistent and current. The original By-laws were created in 1983, over 40 years ago, and with the Developers' interests in the forefront.

As you can imagine, there is a lot of work ahead for this committee. A few By-Laws are open to interpretation. However, the majority must comply with the Master Deed, the Condominium Act, state, and local laws, and cannot be changed or modified.

It is my intent to keep you informed of our progress during this project. Knowledge is power and I want you as Co-Owners to know what steps are being taken to improve our governing documents. This committee will continue to seek input and suggestions from the co-owners on the amendments. Please feel free to reach out to any member of the Bylaw Committee.

When the proposed amendments are completed, they will be submitted to the Board and the Advisory Committee for their additional review. Finally, they will be provided to the CO-Owners for your vote.

As there are many Bylaws that require revision, this process will be spread out over several submissions to you. Shortly you will be receiving information on voting for the following amendments:

- a. Election and voting
- b. Changing the fall meeting date

- c. Adding the Rules and Regulations to the Bylaws to allow them to be included when governing the Park
- d. Adding an additional duty to the President's description
- e. Standing committees
- f. Amending the Bylaws to include the recent modifications to the roof lines of sheds

Many of these amendments may sound familiar because they have been the subject of discussion in the past at various meetings.

When you receive your ballots, even though the amendments are being submitted in one document, each ballot must be voted on individually. It is very important that everyone vote on these amendments.

This committee will continue to review and research our governing documents and make necessary changes to our Bylaws and other governing documents.

Safety Committee Joel and Linda Rolley Lots 8-9-10 This committee has been very busy this spring placing lot signs, placing safety devices on each canal for water safety, laminating maps for our emergency drivers, having maps available for co-owners, and much more.

Their points of interest:

- a. Point one clarifying: Lot locations through signs and maps. Laminated maps for emergency services and paper map (11x17) for Co-owners.
- b. Boating Safety -Providing throwable devices near common areas. Scheduled class for boating. Safety Class June 21st 10:00 am Clubhouse. Following class Boat inspection available
- c. First Aid Class—Looking for best day to Schedule for convenience. Class being done by MMR Ambulance service. Display- Defibrillator –2 for park included in training, CPR and additional First Aid does and don'ts.
- d. Golf Cart Insurance—Working on getting information for every co-owner/renter to put on file-insurance /golf cart information.

Entertainment Committee: Loren and Barb Mathers-Sandy Johnson-Lori Briggs-Kathy Hammell-Debbie Foley-Liz Pillon-Margaret Keinaith This committee has planned so many events for our co-owners and started our season with breakfast (the Famous Loren Pancakes) and karaoke hotdogs. Thanks to Diane Guthrie for cleaning the pavilion to make this happen. Homecoming is next!!! (adults only)

Welcome Committee: Sandy Johnson-Karen Lovegrove-Sally Dikos-Debby Webb-Kathy Hageman-Belynda Rodriguez This committee is working with businesses in Au Gres to create Welcome baskets for our new co-owners. Pretty Special!!

Thank Yous: The Bouy Guys were thanked for getting the buoys out and complimented on their accuracy: Craig Briggs, Jim Jorgensen, Chris Keller, Dennis Grant, under the direction of Ken Watson.

New Business:

1. No show Board Members
2. Clubhouse Sign Up
3. Make deposit to use Clubhouse
4. Dues Increase
5. Grants

Respectfully submitted by: Cindy Ayotte, Secretary

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