

UNAPPROVED MINUTES
SLEEPY OAKS CAMPGROUND ASSOCIATION
FALL MEETING

Date: September 27, 2025

Time: 1:00 pm.

Location: Sleepy Oaks Pavilion

- 1, Meeting called to order at 1:05 pm by Chris Keller (President)
2. Pledge Allegiance
3. Present President Chris Keller—Vice President Jim Jorgensen –Secretary/Treasurer Cindy Ayotte—Absent Directors Tom Bjerke and Shree Schrot
4. Quorum established for meeting and voting procedure. Karen Lovegrove, Phase 1; Ed Clendennin, Phase 2; and Janet Murphy, Phase 3, oversaw the Election Committee.
5. Moment of silence for the co-owners who have passed.
6. New co-owners were introduced and welcomed.
7. Spring Minutes presented—Approved by Deb Foley (Lots 198-199) Seconded by Sherri Hollenback Lots (60-61).
8. President Chris Keller thanked everyone for their positive participation in working with the board and co-owners to make our park a better community. We are moving forward and learning what is needed. Participation from all and suggestions are always needed.
9. The financial report was given by Cindy Ayotte. Dues in arrears were \$7,058.06-Specific Taxes \$792.00==Electric \$8,164.24. Approved by Deb Foley (Lots 198-199) and Lori Briggs (Lots 36-37).
10. Discussions on financial expenses were brought up
 - a. Dredging is the main question, but without a yes vote of 66 and 2/3, we are at a standstill. Looking for avenues to pursue this project.
 - b. Committee expenses are new, and the committees have presented budgets. This is a new process in which each will be looking at and discussing ways to adjust expenses.

c. Pool expenses were discussed. Chris Keller explained that we are buying a smart pump, which will control and lessen the expense of running the pool. The pump does run 24 hours, but the heater does not.

d. The ice machine expenses were a concern. We will continue to have ice available for our co-owner's convenience. Honesty is the big word.

11. Jim Jorgensen (Park Manager and Maintenance) has replaced electric meters throughout the park. Lots 205-293 have water control valves for winter all year. The curb stops valves, where the rod underneath is a concern, if not winterized correctly. There are rod boxes for these. To replace these boxes in 2020 was \$75.00, and as of 2025 are \$206.00. Circuit breakers are outrageous.

12. Our Webpage is our communication for all co-owners. All information needed for co-owners will be on this page.

13. Committee Reports

a. Barb Mathers thanked her Entertainment Committee for their participation in doing their events for the park. Some things worked and some did not. They will be going over events that work for all.

Loren Mathers has suggested decorating a Halloween Lamppost on our street outside the gate called Spooky Oaks.

b. Bylaw Committee (Appendix I)

c. Safety Committee: Linda Rolley has provided many items for the safety of our co-owners/guests that we never had before but were needed, such as road signs, safety equipment (water and land), health equipment, doggie bags, etc. These will be used yearly.

d. Advisory Committee (Gene and Cindi Firmingham) thanked everyone. It was a pleasure to meet many co-owners and gather their lists of concerns and suggestions.
(Appendix II)

14. Election Results: President, Chris Keller; Director, Ron Gobler; Vice-President Gene Firmingham

15. Adjourned 3:30pm

Appendix I:

TO: Sleepy Oaks Campground Condominium Association

FROM: Bylaw Committee Chair, Lori Briggs; Mark Moore; and Gerald Koth

DATE: September 27, 2025

RE: Amendments Vote

The Bylaw Committee submitted 6 amendments to the co-owners to vote on:

1. Election and Voting (ARTICLE VIII, Voting)
2. Changing the fall meeting date (ARTICLE IX, Section 3)
3. Adding the Rules and Regulations to the Bylaws to allow them to be included when governing the Park (ARTICLE IV, Restrictions, Section 9)
4. Adding an additional duty to the President's description (ARTICLE XII, Officers, Section 1(a))
5. Standing Committees (ARTICLE X, Standing Committees)
6. Amending the Bylaws to include the recent modification to the roof line of sheds (ARTICLE VI, Section 3(b))

Unfortunately, none passed.

This committee will continue to review and research our governing documents and make the necessary changes to our Bylaws and other governing documents. We are reviewing several options, one of which is to change the Bylaw on how we amend the Bylaws.

We thank you for your continued support through this process.

Appendix II:

Ideas brought to the Advisory Committee from Co-Owners for the Board's Consideration:

- Flags on bikes/sit-upon razors so that they are easily seen
- 2'-4' bike lane on one side
- Car placards for Co-Owners and guest passes (Issue 2 per lot per year; if in arrears, no new passes)
- Sunday meetings pose a problem with Co-Owners with church obligations
- Suggestion of procedure to reserve the clubhouse:
 - Reserving the Clubhouse needs to be presented to the Board/Committee to prevent booking over park-scheduled activities/events.
 - Hours need to be limited as if they are renting a hall.
 - Requiring a deposit (as brought up in a meeting) to offset damages or needed cleaning.
 - Reserving use of the Clubhouse does not include the pool.
 - Maybe even restricted to certain types of activity, not to just hang out (as witnessed on May 31st).
- Purchase a pool vacuum that is automated.
- Purchase a pool solar cover that will help hold in the heat and maybe defray some of the cost of heating the pool.
- Move the dumpster area to the end of the storage lot, enclose it, and put a visitor's parking lot in its place. (This is the first thing that is seen as people come into the park, and it is kind of unsightly.)
- Send meeting minutes to Co-Owner email addresses.
- Print a copy of the meetings and pin it to the bulletin board in the laundry room. (This used to be done.)
- For elections, have a locked box that only the Voting/Election committee has the key(s) to. (Preferably, a double-locked one, so that there would need to be two committee members to unlock it.)