

SANDY PINES WILDERNESS TRAILS, INC
BOARD OF DIRECTORS MEETING
August 18, 2017
7:00 p.m. – Pavilion

CALL TO ORDER: Interim Chairman Hoffman called the meeting to order.

INVOCATION given by Wills

ROLL CALL: Michael Harding, Tim Hoffman, Dennis King, Rog Grinwis, Carolyn Nielsen, Gerda Pitcher and Doug Wills

Absent:

Staff Present: Gene Van Koevering, President and Kimberly Williams, CFO

Memorandum to Membership: Hoffman acknowledged that two Board Members had resigned. He read a memo to the park regarding current unrest and threats, and the park's response to those going forward.

Member Input: The floor was opened to comments from members.

APPROVAL OF MINUTES: **Motion** by Wills, supported by Grinwis, to approve the minutes of the July 21, 2017, meeting of the Board of Directors. All Ayes. **Motion carried.**

NEW MEMBERS: Motion by Harding with support from King to approve new Park Member applications. All Ayes. **Motion carried.**

EXECUTIVE REPORT: Hoffman acknowledged departure of DeVries & Klein. He recognized them and commitment of DeVries and all of the Board members. These departures left the Board of nine members with only seven members. Three Directors have their term limits expire on August 31, 2017, leaving the Board with five vacancies to fill. The top three Board Candidates will fill the three departing Board members roll, with a new three year term. The next two highest Board Candidates will fill the most recent departures for the Board, with a one year term. Grinwis recognized the three departing Board members whose terms expire: Nielsen, Pitcher and Hoffman. Comments were then heard from the departing Board members. There has already been a high number of votes cast and we're hoping for an additional high turnout at the polls tomorrow.

CONFIRMATION OF COMMITTEE CHAIR: Motion by Pitcher, supported by Nielsen, to appoint Joel Van Kalker, as the new Policy Committee Chair. All Ayes. **Motion carried.**

STANDING COMMITTEE REPORTS:

***Finance:** Hoffman reported for the Finance Committee. He shared that the Finance Committee diligently reviewed the financial statements during a four hour meeting. **Motion** by Harding, supported by Wills, to approve the Financial Statements for SPWT and LMGC. All Ayes. **Motion carried.** **Motion** by Hoffman, supported by Grinwis to approve the Sandy Pines Wilderness Trails 2017-2018 Capital Budget. Hoffman noted that review of the 10-year Capital Budget is approved individually each year by the BOD. Discussion ensued on the budget. All Ayes. **Motion carried.** **Motion** by Harding, supported by Wills to approve the Sandy Pines Wilderness Trails 2017-2018 Operating Budget. All Ayes. **Motion carried.** **Motion** by Wills, supported by Nielsen to approve the Lake Monterey Golf Course Operating and Capital Budget for 2017-2018. Discussion ensued on LMGC's current financial strengths and their ability to pay back on the SPWT loan. All Ayes. **Motion carried.**

***Rules/Bylaws:** Harding reported for the Rules Committee. This committee brought forth five Resolutions to amend the Handbook/Rulebook, as follows: **Motion** by King with support from Grinwis to approve Resolution #081817A, amending the wording with regard to the Guest Entry Rule. Discussion was held, and it was suggested by Wills that the last sentence: ~~The Park President/Safety Director may permit other forms of transportation at his/her discretion, be removed.~~ **Motion** by Harding, supported by Wills to eliminate the last sentence on the Resolution. Vote: 6 - yes, 1 - no (Hoffman). **Motion carried with amendment.** Harding

presented Resolution #081817B, to amend the wording of the Blacktopping Driveway Rule. Discussion took place and Wills suggested that the wording be amended to read: **The size is limited to no more than 400 square feet, dimensions may vary.** **Motion** by Harding with support from Nielsen. All Ayes. **Motion carried with amendment.** Harding presented Resolution #081817C, to amend the wording of the Air Conditioner Rule. **Motion** by Hoffman with support from Pitcher. Discussion was held and Wills proposed that Item #6 be amended to read **Unit must be located no closer than two feet from the property line** and remove the wording ~~Unit must be located in the two foot setback of the trailer.~~ **Motion** by Wills to amend the wording with support. All Ayes. **Motion carried with amendment.** Harding presented Resolution #081817D, to amend the wording of the Convenience Center Parking Rule. Discussion took place and Wills proposed that the wording be amended to read: **No overflow/overnight parking at the CCs. A \$100 fine will apply if you are in violation.** **Motion** by Wills with support from Harding to amend the wording as noted. All Ayes. **Motion carried with amendment.** Harding presented Resolution #081817E, to include all Shade Structures information in one area of the Handbook. Discussion took place. **Motion** by Harding with support from Grinwis to approve the Resolution, as presented. Vote: 6 – yes, 1 – no (Nielsen). **Motion carried.**

***Long Range Planning:** Grinwis reported that they had discussion with Ben Fifelski, Maintenance Supervisor, with regard to the long term usage of water in the park and how we will be able to meet the needs in the future. Our Lake holds 427M gallons of water with 1.5M gallons used at sites each year. They discussed the future needs and repairs to piping and water flow distribution. Talk was held regarding access to Phase 3. In 5, 10 or 15 years, the state may dictate repairs to wells, preparing for possible DEQ requirements now.

***Building and Grounds:** Nielsen reported that this committee met with six of nine members present. Discussion took place regarding Retail Renovation plans; Units and requirements of skirting on trailers; Muskrat damage to boat docks, contacted an exterminator – fall is the best time to trap; It was suggested that lake waves close to seawalls be avoided. Last meeting is Saturday, September 9.

***Golf Course:** Nielsen reported for this committee. Gary Peters, LMGC Manager, reported that the course revenue is up 6%. Discussion on how to promote public play. Brush and tree removal is taking place to provide more ease of play. Advertise tournaments within church/school to increase public play? Drain tiles are broken – suggest if possible, use golf plays rather than the fairway after a heavy rain. Will be enforcing dress code rules. Will be adding brush to clean shoes going into the Clubhouse.

***Technology:** Van Koevering reported for this committee. There is a line item in the capital budget for new cameras around the Park. Internet connectivity to the CCs is currently being worked on. A concern was posed with regard to members volunteering in the park. Does it pose a liability issue? Mike Eng and Mike Roe from Hungerford Technologies were introduced. The leasing firm for our golf cart fleet is working to change the sticker size on the golf carts for next season. Conversation of the new phone system has been successful. Information/Security review Assessment was completed. A proposal to Sandy Pines for recommendations moving forward will be designed. RAVE Alert was tested and recently successful with weather alerts, past due notices and violations.

***Policy:** New Chairman Joel Van Kalker reported. They Met Thursday, August 17th. They hope to have three policy proposals to present to the Board in September. Record & Retention Policy in addition to the Code of Conduct Policy will be presented to the Board for their review in September.

***Safety and Security Committee:** King reported that they met and discussed Playground Equipment safety concerns. Parallel Playground Safety requirements with State of Michigan requirements. Discussion of suggestions for drone restrictions in the park. 26th Street and 136th Street – there are concerns of children crossing that street for swimming lessons.

***Condo Report** Richard Randels talked about the Condo Association. There are six new condos and three new buildings. 2016 – February 2017 – seven new members to Sandy Pines! Three re-sales, yet new member numbers are increasing.

Park President Report: Van Koevering welcomed everyone to the meeting. He announced that he would be

saving his comments for the Annual Meeting to be held at the Chapel at 10 am, tomorrow, August 19. He thanked Nielsen, Pitcher and Hoffman for their time on the Board. He encouraged the membership to vote for the well-being of their Park. He thanked the Board for the Memorandum to the Park with regard to recent concerns.

OLD BUSINESS: None

NEW BUSINESS: Annual Meeting – August 19 at 10 am at the Chapel; Election day is tomorrow, August 19th with two polling locations, the Core area Pavilion and the Water Park All-Purpose Room. Recent Resolutions will be in effect immediately, however, in the future, we would like to streamline so that all Resolutions are approved and go into effect at the end of the season to avoid revising the Handbook repeatedly during the season.

Meeting Adjourned at 8:50 pm, with a **motion** from King and second by Wills. All Ayes

Next Board Meeting is September 22, 2017, at 7 pm in the **Pavilion**.