

UNAPPROVED MINUTES

Sleepy Oaks Campground Association

Spring Meeting

Date: June 15, 2024

Time: 1:00 PM

Location: Sleepy Oaks Pavilion

1. Meeting called to order by President Tom Bjerke at 1:02 PM
2. Pledge of Allegiance
3. Tom Bjerke introduced the Officers
4. Verification of notice of the Association Meeting –Secretary Linda Ward indicated that meeting announcements and proxies were mailed to all co-owners on May 16, 2024. This meets the By-Law requirement of mailing out notices “no less that 10 days and no more than 60 days”.
5. Secretary Linda Ward indicated that a quorum was established by co-owner sign in sheets.
6. Moment of silence was given for the co-owners that have passed.
7. New co-owners were welcomed.
8. Secretary Linda Ward read bullet points from the 2023 meeting. No minutes were taken from the meeting, only a recording.
9. Treasurer Cindy Ayotte gave the Treasurers Report. The Report was not accepted due to discrepancies in the report.
10. Officers Reports
 - A. President – President Tom Bjerke thanked the Board for their work thus far.
 - a. Tom identified the dredging committee and indicated that the Chair will be giving a report later in the meeting.
 - B. Secretary - Secretary Linda Ward indicated that the Board has been diligently working to organize and update forms and information.
 - a. The “Universal Building Permit” was updated. It now requires three Board signatures to be approved. One person can no longer approve the permit.

- b. The General Rules were used from the previous year and were Board approved, however some items had to be changed to conform to the By-Laws.
- c. A Golf Cart Agreement was adopted by the Board.
- d. A payment schedule was created so co-owners know when association fees are due and where to send them.
- e. The above forms were mailed to all co-owners at the beginning of the year. This ensured that all co-owners received the same information.
- f. Welcome packets were created for new co-owners.
- g. Files/information were nonexistent, so files have been created for all co-owners and important information is now housed in the office,
- h. Electronic files are being created

C. Treasurer - Treasurer Cindy Ayotte informed co-owners that

- a. Insurance at Sleepy Oaks has been reviewed and updated.
- b. There are only three lots available for rent in the lot rental area.
- c. Much work has been done to collect non-payment of dues, electricity, and specific taxes.

D. Director - Director Sheree informed co-owners that:

- a. the Board is using Microsoft 365. This will allow that documents are being stored electronically.
- b. co-owners may now post on the Sleepy Oaks Facebook page. Posts will need approval to ensure there is no negativity.

11. Park Maintenance Report - Jim Jorgensen indicated that his major responsibilities are water and electricity and that water leaks are caught up on, for now. Jim stated he triages problems within the park.
- a. Pool - the pool will need a new filter, and the cost will be around \$3,400 and that in the spring, the pool liner will need to be replaced.
 - b. Road patching- the project was completed, and the final cost was \$13,300.
 - c. Dumpster – apologized for how long it has taken to complete the project. Jim said he will be getting help to complete it.
 - d. Breakers – has changed a normal number of breakers this year.
 - e. Swing set – the old swing set was moved to the back, behind the pavilion.

12. Committee Reports

A. Dredging - Committee member, Tom Taylor reported on the dredging project. There have been three dredging quotes at this time.

- a. Savin - \$199,000 (This quote does not include the permits)

b. Aquatic Hydraulic Dredging LLC - \$175,000 (This quote does not include the permits) and \$227,500 if the tailings need to be trucked out (This quote does not include the permits)

There is an issue with where to put the tailings. The property owner had issues last time it was dredged. The last dredging was completed in 2019.

The Committee will follow proper procedure to complete the project.

B. By-Law - No report

C. Entertainment - Events scheduled for the park:

- a. 3 karaoke nights
- b. Breakfast to raise money for the swing set
- c. 2 potlucks are scheduled
- d. A band on June 21st
- e. Horse Derby night
- f. corn hole tournaments

D. Beautification – Linda Ward, beautification committee member, reported that:

- a. by the front gate, the mound was removed
- b. flowerpots planted by the clubhouse
- c. the inside of the clubhouse will be thoroughly cleaned – we will be asking for volunteers.
- d. the outside of the clubhouse will be pressure washed – we will be asking for volunteers

13. Old Business

A. Website – The website has been created. Co-owners can pay their association dues and specific tax online. It is still a work in progress.

B. Numbering of Units – Units are being numbered (on the road).

C. Park Map – Trying to source a good map.

14. New Business

A. Review of General Rules – President Tom Bjerke, reminded co-owners that dogs must be kept on a leash and to please clean up after your dog. Co-owners can call animal control if there is a persistent problem.

B. Blocking of Pavillion during events – All events held at the pavilion will now be blocked off. No golf carts will be allowed in the pavilion area.

C. Private Property – There are no walkways along the water in Phases 1 & 2 and co-owners own up to the seawall. There is an easement in Phase 3 to allow co-owners to get to their boats/docks. The docks are private property, no fishing from docks unless you have permission from the dock owner. Please be respectful to all co-owners.

D. Late Payment Schedule – There is a late payment schedule/information sheet. This late payment schedule follows the By-Laws.

E. Board Contact – A contact sheet is included in the packet of information given to everyone at the start of the meeting.

F. Mail delivery – If a co-owner has a package delivered to Sleepy Oaks and does not have a P.O. Box, the package will be delivered to the post office. Packages must be picked up by 4:30 pm or will be sent back. Per the Postmaster, picking up another person's package is not allowed. USP no longer delivers **Amazon** packages to Sleepy Oaks.

15. A new roofline was presented to the Association. Co-owners could use either roof design on their shed, however, dimensions, according to the By-Laws must be followed. A written vote was taken.

Motion Carried.

16. Co-Owner Comments/Questions:

a. Don White – lot 21; suggested placing signs to identify the common areas

b. Lori Taylor – lots 7, 15, 67, 68, & 69; suggested considering having the meetings “Live Streamed” for those that can’t make the meetings or at least record the meetings.

c. Ron Gobler – lot 23; asked to remind co-owners to get on plane in the last leg of the channel.

d. Bernie Darland – lot 250; appreciates the efforts of this Board. A lot has been accomplished in a short period of time.

e. Lori Briggs – lots 36 & 37; Has a card for Dennis Currie, for all to sign. Indicated that an Agreement of Occupancy (for rentals) was created and given to the Board. If the Board approves it, co-owners would be able to use it for their renters.

f. Joyce Bartos – lot 47; asked if the property management company and the bookkeepers' position was tabled.

g. Dense Zwier; suggested the power washing of trailers at least once a year. If not, have someone else power wash it and charge the co-owner.

h. Mark Webb – Lot 3; asked about updating the electrical to 50 amps in phase 1 & 2.

i. Gloria Taylor – Lot 185; suggested allowing a 6” overhang on the shed to keep water out.

j. Linda Rolley – Lots 8,9, & 10; suggested that one representative from each phase be added to the Board.

k. Debie Foley – lots 198 & 199; stated that communication from the Board to the co-owners has been poor; suggested street names; and indicated that the Board should use Deb’s Facebook page to communicate with co-owners.

It was moved and seconded that the Board posts information on Deb’s Facebook page. After further discussion, no vote was taken.

17. Adjourn – It was moved and seconded to adjourn.

Motion carried