

Sleepy Oak Campground Association
831 S. Main St.
Au Gres, MI 48703

Board Of Directors Meeting
April 21, 2024

Purpose: Planning and Procedures

Meeting was called to order at 11:04 A.M. by Tom Bjerke

Members Present: Tom Bjerke, Cindy Ayotte, Jim Jorgenson, Sheree Schrot, and Linda Ward.

Quorum was established.

1. It was moved by Tom Bjerke and Seconded by Sheree Schrot to “Approve the agenda”.
Motion Carried
2. It was moved by Sheree Schrot and seconded by Cindy Ayotte to “Approve the minutes as read”.
Motion Carried

Old Business

1. It was moved by Cindy Ayotte and seconded by Sheree Schrot to approve the General Rules for 2024.
Motion Carried
2. Dredging: Jim has been waiting to hear from Bilacic regarding a dredging quote. There has been no word from them. Cindy will help Jim in getting a quote.
3. Microsoft 365: Sheree will assist Tom and Jim with log ins.
4. Park walk through: Jim will start the process and will take note of units that may need attention/ cleaning up. This will be communicated to the co-owner either by a letter or oral communication.

5. Update on the website: Some Co-Owners are using the payment option to pay their dues and specific taxes.
6. The playground equipment needs upgrading and/or maintained due to safety reasons. The front “swing set” will get replaced and the existing set will be evaluated to see if it can be fixed/repaired and put in the back play area. Jim will investigate the possibility of leveling the raised spot in the back, and the swing set could possibly be put in that area.
7. Job descriptions/responsibilities have been created for:
 1. Cleaning of the bathrooms, showers, and laundry area
 2. Mowing of Common AreaTodd Guthrie will continue to complete these jobs at the park at the rate of:
Bathrooms/showers/laundry: \$600 monthly (April- October)
Front bathroom/shower: \$200 monthly (November-March)
Mowing: \$650 monthly

Park Manager: no job description/responsibilities as of now
Jim Jorgensen will continue as Park Manager

It was moved by Cindy Ayotte and seconded by Tom Bjerke to increase the Park Managers pay by \$200 a month.

Motion Carried

Park Manager: \$900 monthly
Pool Maintenance: \$400 Monthly (May – October)

New Business:

1. Payment Process: Cindy Ayotte explained the payment procedure and to allow Co-Owners the opportunity to see their payments and what they might owe, immediately.
2. The Internet in the clubhouse is slow and may need some updating. This will be put on hold for now.
3. Renters Agreement: According to the By-laws, there is a procedure to follow if a Co-Owner rents or leases their unit. A reminder will be put on Facebook.
4. Fine Schedule: In order to proceed with collection/consequences of non-payment of a Co-Owners responsibility, a “Fine Schedule” should be made aware to all Co-Owners (per the By-laws). By-laws were identified and the Board will review them.

5. Activities need to start getting planned. Since there has not been a committee identified yet, Sheree Schrot asked for permission of the Board to proceed with activities and dates to keep the Co-Owners up to date. All Board members agreed.
6. Speedbumps: Due to safety reasons, speedbumps will be put in place this year.
7. 2024 Budget: According to the By-laws a proposed budget is to be given to Co-Owners. Cindy Ayotte is getting the needed information to complete it. Linda Ward and Sheree Schrot will assist Cindy with the budget.

Other Business

1. Jim Jorgensen reported that the roads will be repaired this spring. Cost: approximately \$10,000.
2. The pool furniture needs to start getting replaced. Some of the lounges are falling apart and it is a safety issue. The Board members agree, and Sheree Schrot will investigate types of loungers and start replacing them
3. Next meeting (to prepare for the Spring Meeting)
June 8, 2024

Meeting adjourned at 1:10 P.M.