

Campground Clarification of Concerns and Frequently Asked Questions

Many Community of Christ members have expressed concerns regarding statements made and questions raised during and subsequent to the Fall Mission Center Conference as they may have been misleading or inaccurate. Therefore, this document was drafted in an effort to ensure all delegates have the most complete and accurate information regarding each campground. The Executive Committee of each campground was given the opportunity to contribute to this document.

1. *There are various perceptions regarding the financial strength of each campground and which campground is considered the most fiscally responsible:*

In review of the financial statements of each campground as part of the consultants review, it was noted that over the eight years that were reviewed, each campground with the exception of Manitou, has been operating at a net gain. Based on this information, Sanford Campground is considered the most fiscally successful campgrounds in our Mission Center. However, the financial differences between each campground are not significant and the gains of each campground are not large enough to cover costs for the desired level of capital improvement projects.

	<u>8 year total</u>	<u>Annual Avg.</u>
Park of the Pines	\$9,000	\$1,125
The Woodlands	\$11,900	\$1,488
Sanford Campground	\$86,700	\$10,838
Blue Water Camp	\$30,700	\$3,838
Camp Manitou	(\$42,200)	(\$5,275)
Combined	\$96,100	\$12,013

2. *Comments were made regarding the potential threat of mold at some of the campgrounds.*

Currently there are no known mold issues at any of the campgrounds.

3. *Concerns were raised regarding the size of our campgrounds and whether there would be enough available space for future development.*

Our campgrounds range in size from 24 to 400 acres, as detailed in the chart below. It is anticipated that each campground would have the capacity for future development. As noted in the consultant’s report, Camp Manitou and The Woodlands have the most opportunity for expanding facilities based on available land area for growth and expansion, followed by Sanford. Blue Water, while 50 acres, is split between two parcels by a major road.

	<u>Total Acres</u>
Park of the Pines	24
The Woodlands	400
Sanford Campground	37
Blue Water Camp	50
Camp Manitou	50

4. *Concerns were raised regarding the accessibility of the campgrounds for individuals with disabilities, including children.*

The extent of handicap accessible facilities at each of the campground locations is not fully known. However, currently both Park of the Pines and Sanford Campground have consistently held Special Needs Camps for individuals of all ages that have special needs and physical disabilities.

5. *Concerns were specifically raised regarding Sanford Campground and its ability for future development due to local ordinances and the relationship with the local jurisdiction, and expansion of RV sites.*

The Campground Study Team contacted the Jerome Township Planning Commission and confirmed that there is a process that can be followed that would allow for the necessary construction proposed for Sanford Campground. Further, no difficulties or specific relationship issues with the local jurisdiction are believed to exist. Sanford also has several existing campsites that can be converted to accommodate for more RV sites, by removing trees and adding higher-amp electrical outlets. There is also room to replace/expand existing sewer fields. Municipal sewer hookup could also be a future option.

6. *Concerns were specifically raised regarding the relationship Sanford Campground has with the local community and the area residents.*

Sanford Campground has a very good relationship with the Sanford community, area residents, and the Sanford Lake Association. Members of the community support and participate in multiple events at the campground, including Memorial Weekend, Valentine's Dinner/Special Needs Camp and the annual fireworks celebration. Each year, the campground hosts the Fourth of July fireworks display for the Lake Association. Hundreds of people gather at the campground and in the water from their boats to watch the fireworks. Many people from the community have expressed appreciation for this annual event, along with the Christian fellowship that is shared at the campground.

7. *Statements were made that Sanford campground has a mucky bottom and is not good for swimming.*

The Campground swimming area has a sandy beach and a sandy bottom at the swimming area. There is no muck on the bottom and swimmers do not sink down while standing in the swim area.

8. *Concerns were raised regarding the information that was included in the campground study report regarding Park of the Pines and its facilities were, either not entirely accurate, or not included.*

The report showed the Park as having about 40 campsites. There are 75 RV sites plus 15 tent sites. The Park has a four-season lodge with sleeping for 60. The Park has a four-season kitchen and dining hall. A site plan has been filed with Bay Township. This site plan has been approved and shows several new structures. Separate approval will not be required for each new building. The Park of the Pines campground maintains an excellent relationship with its adjacent property owners, township, county and Boyne City.

9. *Concerns were raised regarding Sanford Campground's utilization information that was included in the campground study report and that it was, either not entirely accurate, or not included, within the report.*

Due to Sanford's method of recording external rentals and other events not directly sponsored by the Mission Center, Sanford was not able to provide full and accurate camper days and utilization information. Therefore such events are not included within Sanford's utilization rates. Sanford rents to other religious organizations, scout camps, etc. As an example, Sanford holds a Memorial Weekend on the Lake Celebration each year that includes camping, children's carnival, craft show, bake sale, car show and BBQ dinner and approximately 200 individuals participate in the event throughout the weekend.