

Hello all and welcome to 2020!

First of all, let me introduce myself. My name is Adam Bodenschatz and I am the new owner of Sisko's Pine Point Resort. I purchased the resort from Gary and Diane Sisko on July 1, 2019. A little about myself: I am a Hayward native and was raised on the Chippewa Flowage almost my whole life. I am a 3rd generation resort owner on the flowage after my father and grandfather. My grandfather was the original owner/developer of Big Musky Resort on Scott Lake of the Chippewa Flowage. Our family has been in this industry one way or another since the 1940's and can easily say the Chippewa Flowage is our home and have great respect and care for this beautiful lake and property. My hope is that this letter will help you understand my goals for the property to make it a place we all can enjoy even more.

This 2020 season planning has been a long and arduous undertaking and is the reason for my delay in communications with you. In this letter I will touch on the following:

1. NEW Upgrades to the property
2. Changes to current practices
3. Plans for the future (2021 and forward)
4. Rate changes

1. New Upgrades

The largest upgrades we will be completing this year are **all new ELECTRICAL and DOCKS**. That's right, no more black outs and brown outs. Most every site will have 50/30/20-amp peds with meters. Another upgrade we are looking into is having a General Store. We will carry most of the cabin/camping necessities and a few extras. A couple minor upgrades would be clearing some of the smaller trees for ease of access and providing designated fire rings for each site. Some tasteful upgrades to the cabins are a must. The last upgrade we will be providing is park model sales. More info to follow on brands and pricing. Or feel free to give us a call.

2. Changes to current practices

We will be focusing on transitioning from "daily transient" camping reservations into full seasonal reservations. All sites can be made into a seasonal with either full hook-ups or holding tank sites with onsite pumping available. Each cabin rental will have (one) dock slip and every seasonal camper will have availability to a dock slip at a discounted rate. All seasonal sites will be metered and billed once/month. Each seasonal will need to have a "Guest Access" agreement with our resort.

3. Plans for the future (2021 and forward)

These are some more big-ticket items we have planned, but just cannot complete all in the first year. We have enough interest in the property that expansion is a given. We plan to tastefully increase camping site availability by making best use of the hill side, along with some more rustic sites across the highway. We have our sights on upgrading the lodge, or building a new, yet rustic, lodge that features those perfect views of the Big Chip. A pool isn't out of the question, but isn't yet on our top priority list. Some other smaller ticket items would be to install nicer playsets, a privacy fence along the highway, and offer boat/pontoon rentals.

4. Rates

We are very willing to come up with the upfront capital to make these necessary improvements which I think most of you will agree are needed. But the rates are increased accordingly as the property gets back in line with all other campgrounds out there on the flowage. We all share a VERY unique property with a ton of frontage and VIEWS, but with great expense. In short, I hope you all will understand why the rates are as such. And, hope you will all see the value of these improvements to make your stay even more enjoyable.

	<u>Size/note</u>	<u>Daily rate</u>	<u>Weekly rate</u>	<u>Off season Rate</u>	<u>Seasonal W/E/Sewer</u>	<u>Seasonal W/E/Tank</u>
1-bedroom cabins	1	\$155	\$750	\$125/700		
2-bedroom cabins	2	\$210	\$1,125	\$175/1,000		
3-bedroom cabins	3	\$255	\$1,300	\$225/1,100		
4-bedroom cabins	4	\$295	\$1725	\$275/1,400		
Lake view camp		\$55	\$340	\$50	\$4,250	\$3,950
Off-lake camp		\$50	\$315	\$40	\$3,500	\$3,250

This sums up most of our plans and upgrades for this 2020 season and the future of the property. I am truly thankful for all of the patronage and camaraderie you all have given to me in the short time I have owned the property. And I know a lot of you have been guests for years and even decades. You have seen a lot happen over the years. My hope is that you will immediately see my efforts to make this property even better than it has been, by tastefully improving the various aspects mentioned above. As for those daily guests affected by the transition into seasonal camping reservations, I offer my sincerest apology for losing you as a guest. This transition is purely an unavoidable business decision, and necessary for me to keep the property operating as a successful and properly run resort. **For those affected by us cancelling your reservation, your deposit will be returned immediately. For those that feel the rates are simply not acceptable to you, we are certainly going to return your deposit provided you give us proper cancelation notice.**

I look forward to a spectacular 2020 season with many more to come. Thank you again for your time.

Sincerely,

Adam Bodenschatz

Sisko's Pine Point Resort