

**SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION  
(SSPOA)**

**ANNUAL MEMBERSHIP MEETING MINUTES – JUNE 18, 2016**

**OFFICERS & DIRECTORS PRESENT:** President: James Issitt, Vice President: Dale Maxim, Directors: Ben Baker, Dale Dunham, Dennis Hagey, Tom Hug, Judith Purdy, Steve Surowiec; SSPOA Secretary and General Manager, Robert Neeb, SSPOA Treasurer, Matt Schindler and Recording Secretary, Judith Sullivan.

**OTHERS PRESENT:** Guest, Steve Koehler, representing McMahan, Thomson & Associates (Auditors) and forty-five (45) SSPOA members.

At 1:00 p.m., the June 2016 Sugar Springs Property Owners Association (SSPOA) Annual Membership meeting was called to order by President James Issitt at the Sugar Springs Activity Center.

Following the Pledge of Allegiance to the Flag, President Issitt opened the meeting with the Regular Order of Business, pursuant to the published Agenda.

**ADDITIONS/CHANGES TO THE AGENDA:** None

**REVIEW AND APPROVE PREVIOUS MEETING MINUTES:**

Minutes of June 20, 2015 Annual Membership Meeting and the June 20, 2015 Board of Directors Meeting were approved July 18, 2015.

**FINANCIAL REPORTS:**

Treasurer's 2016 Budget Report and Prior Years Summary was provided to members in Annual Meeting Information Packet and is also available at POA office. Report was provided to the Board prior to this meeting.

**AUDITORS REPORT:** Steve Koehler presented the December 31, 2015 Auditors Report on behalf of McMahan, Thomson & Associates. He certified that all transactions were reported thoroughly and accurately. Pie Charts were presented indicating revenues and expenses, sources of revenues, expenses, restaurant revenues and expenses and golf course revenues and expenses. Charts were distributed to members and available at the POA office.

**PRESIDENTS REPORT:**

On behalf of the Board of Directors, President Issitt gave appreciation for the vote of confidence afforded them by the membership. The Board hopes to continue the improvement of all amenities. Based on the 2008 survey to members, most items desired were accomplished. A new survey will be developed to determine future projects. A special thanks went out to all volunteers and chairpersons of committees and President Issitt personally thanked all Board Members, the GM and SSPOA staff and looks forward to a successful future.

**ANNUAL STANDING COMMITTEE REPORTS:**

**ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE:** (Bd Rep: D. Dunham)  
Committee submitted a report prior to this meeting.  
2015/2016 Annual Report on file.

**BUDGET COMMITTEE:** (Bd Rep: J. Issitt)  
Committee Chair, Joe Lowe, submitted a report.  
2015/2016 Annual Report on file.

**BUILDINGS & GROUNDS COMMITTEE:** (Bd Rep: S. Surowiec)  
Board Rep, Steve Surowiec gave an oral report.

**ELECTION COMMITTEE:** (Bd Rep: J. Issitt)  
Committee Chair, Connie Gullen, submitted a report.  
2015/2016 Annual Report on file.

**GOLF COMMITTEE:** (Bd Rep: D. Maxim)  
Committee Chair, Rick Fuller, submitted a report.  
2015/2016 Annual Report on file.

**LAKES COMMITTEE:** (Bd Rep: D. Hagey)  
Committee Chair, Tim Stegeman, submitted a report.  
2015/2016 Annual Report on file.

**NOMINATING COMMITTEE:** (Bd Rep: B. Baker)  
Board Rep, Ben Baker, submitted a report.  
2015/2016 Annual Report on file.

**PLANNING COMMITTEE:** (Bd Rep: Ben Baker)  
Committee Chair, Ernie Sullivan, submitted a report.  
2015/2016 Annual Report on file.

**RECREATION COMMITTEE:** (Bd Rep: Tom Hug)  
Committee Chair, Pat Issitt, submitted a report.  
2015/2016 Annual Report on file.

**AIRPARK /CAMPING COMMITTEE:** (Bd Rep: Judith Purdy)  
Committee Chair, Rebecca Duggan, submitted two reports.  
2015/2016 Annual Reports on file.

**MEMORIAL COMMITTEE:** (Bd Rep: S. Surowiec)  
Acting Chair, Sandy Lemon, submitted a report.  
2015/2016 Annual Report on file.

#### **ELECTION RESULTS:**

On behalf of the Election Committee, President Issitt announced the following results:

#### **Vote Tabulation Results for the 2016 Board of Directors Election**

- Dale Maxim 370
- Lynn Wright 354
- Ken Boehm 282
- Tyler Schlitzkus 201
- Patric Celani 80

16 Individuals received Write in Votes totaling 21 votes.  
 Total voided ballots - 8 representing 8 votes.

Dale Maxim and Lynn Wright accepted the Board positions for three (3) year terms each.

Without objection, President Issitt declared Dale Maxim and Lynn Wright winners of the June 18, 2016 Board of Directors Election and will serve terms for the years 2016, 2017 and 2018.

**PRESENTATION OF CERTIFICATES OF APPRECIATION:**

Certificates of Appreciation were presented to Dale Maxim and Judith Purdy in recognition for serving on the Board of Directors.

**COMMENTS FROM THE FLOOR:**

Concerns from members and responses from Board covered the temporary repair to Lake Lancer drain system which is being handled by the Gladwin County Drain Commissioner; boat docks relocation; a Clean Boat/Clean Lakes program; necessity for an assessment vote mandated by governing documents; financial statements available at POA office; Bylaws and Covenant Restrictions and building fund allocations. The Board and President Issitt were thanked for raising awareness of Sugar Springs to surrounding area organizations. Social media was also mentioned with members urged to post positive comments. The Neighborhood Watch Program will always seek new members and those interested should contact Steve Johnson at [ssnwg@nxport.com](mailto:ssnwg@nxport.com) for information.

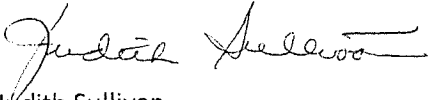
**COMMENTS FROM THE BOARD:**

Members were assured that the SSPOA Board of Directors and General Manager follow the ByLaws and Covenants. All communications from the POA Office should be read by members and those having questions are to call for further information.

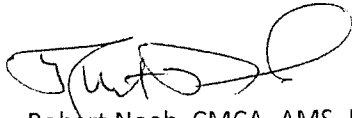
**ADJOURNMENT OF 2016 ANNUAL MEETING:**

With all Agenda Items completed, and without objection, President Issitt adjourned the meeting at 2:47 p.m.

Respectfully submitted,



Judith Sullivan  
Recording Secretary, Sugar Springs Property Owners Association



Robert Neeb, CMCA, AMS, PCAM, Secretary, Sugar Springs Property Owners Association