

# **SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION**

**(SSPOA)**

## **MINUTES – BOARD OF DIRECTORS MEETING – MAY 21, 2016**

**OFFICERS & DIRECTORS PRESENT:** President, James Issitt, Vice President, Dale Maxim, Directors: Ben Baker, Dale Dunham, Dennis Hagey, Tom Hug, Judith Purdy (via teleconference), Steve Surowiec; SSPOA GM and Secretary, Robert Neeb and Recording Secretary, Judith Sullivan.

**OTHERS PRESENT:** Twenty-four (24) SSPOA members.

At 10:00 a.m., following the Pledge of Allegiance to the Flag, the May 21, 2016 Sugar Springs Property Owners Association (SSPOA) Board Meeting was called to order by President James Issitt at the Sugar Springs Activity Building.

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:**

Meeting minutes of Board of Directors Meeting held on March 19, 2016 and the May 7, 2016 Special Membership Meeting were approved.

M/Hagey,S/Surowiec

Discussion: None

Unanimously approved

**TREASURERS REPORT:**

Financial Report for April 2016 was provided to Directors prior to this meeting. GM, Robert Neeb reviewed report.

M to accept/Hug,S/Dunham

Discussion: None

Unanimously approved

**AMENDMENTS TO THE FINANCIALS:**

None

**GENERAL MANAGERS REPORT:**

GM Robert Neeb reported that The Hearth revenues are up. Lake levels on both lakes are lower than normal with the county drain commissioner and the Sugar Springs Lakes Committee being very involved in investigating causative factors. A Beaver dam in a northern county and an overflow tube located on the shoreline of Lake Lancer are being addressed and monitored. The Queens Way docking area is closed due to low water levels and boaters are to use extreme caution when going under the bridge on Hockaday Road. With regard to fish kill, samples are being studied. This is not a viral issue, but possibly caused by water temperature increases. Water quality is regularly analyzed with Lakes Committee gathering samples and does not present an issue. As the summer holiday season approaches, members are reminded that

Butman Township has a noise abatement ordinance which includes a no fireworks between 1:00 a.m. and 8 a.m. ruling. Formal complaints must be made to Butman Township and not the SSPOA office.

**COMMUNICATIONS:**

None

**OLD BUSINESS:**

Mike Visnaw, Chairing the Ad-Hoc Committee to deal with Deer Management indicated that there are currently nine members who have volunteered to work on issue. They are anticipating information from the DNR offices in Roscommon and Grayling. Residents are again requested to stop feeding deer as this encourages the animals to frequently return to residential areas.

President Issitt announced that the recent assessment vote request did not pass. The Board will address the issue with another vote request mid-summer.

Director Baker shared that the tax foreclosure lot sale is not being taken advantage of. The list of properties available can be obtained through the Gladwin County Clerks office. Lot consolidations of contiguous lots may be allowed in some instances.

**NEW BUSINESS:**

**AGENDA ITEM V-I**

**Approve Mike Visnaw and Scott Jones as members to the Architectural and Environmental Control Committee**

Motion made to Approve Mike Visnaw and Scott Jones as members to the Architectural and Environmental Control Committee

M/Dunham,S/Hug

Discussion: None

Roll Call Vote: Eight yes; unanimously approved

## **COMMITTEE REPORTS:**

### **ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE: (Bd Rep: D. Dunham)**

Meeting minutes of March and April 2016 were read by Lynn Wright. March actions included 2 lot modifications, 1 color change, 1 deck, 13 signs and 2 misc/other for a total of 19. April actions included 11 lot modifications, 4 color changes, 1 dock, 4 signs and 4 misc/other for a total of 24.

### **AIRPARK/CAMPING COMMITTEE: (Bd Rep: J. Purdy)**

The committee will once again have an ice cream booth at the Craft Fair. Fly-In scheduled for August 27. The annual Campers Picnic will be held on August 6 at the Berkshire Beach area and will include a Balloon Walk. Committee seeking new members.

### **BUDGET COMMITTEE: (Bd Rep: J. Issitt)**

No report.

### **BUILDINGS & GROUNDS COMMITTEE: (Bd Rep: S. Surowiec)**

No report.

### **ELECTION COMMITTEE: (Bd Rep: J. Issitt)**

Immediately following this meeting a Meet the Candidates session will be held. Ballots for Board of Directors Election will be mailed to members with results made available at June meeting.

### **GOLF COMMITTEE: (Bd Rep: D. Maxim)**

No report.

### **LAKES COMMITTEE: (Bd Rep: D. Hagey)**

Chairman, Tim Stegeman, spoke on several subjects. The pellets used in the Queens Way dock area appear to be somewhat successful and will continue to be monitored. Silt traps have been

collected. Lake levels are currently a primary concern and committee has worked closely with the Gladwin County Drain Commissioner. Current findings were reported earlier in the meeting by R. Neeb. Goose Roundup is scheduled for June 13 and volunteers are needed for the task. Boaters Safety Class will be held on June 25; a sign up sheet is at the POA Office.

**MEMORIAL COMMITTEE:** (Bd Rep: S. Surowiec)

Meeting minutes of May 5, 2016 were provided to the Board prior to this meeting. Officers were elected and an overview of projects were presented. Next meeting is July 7, 2016.

**NOMINATION COMMITTEE:** (Bd Rep: B. Baker)

No report.

**PLANNING COMMITTEE:** (Bd Rep: B. Baker)

To further market Sugar Springs, the Golf Course and the Hearth, a sixty-second radio advertisement has been produced and will air on Station WSGW -790 AM during morning and evening drive times beginning May 23 and running through July. Next meeting is June 9. New members are welcome.

**RECREATION COMMITTEE:** (Bd Rep: T. Hug)

Meeting minutes of April 12, 2016 were provided to the Board prior to this meeting. Ice Cream Social will be held on May 29 from 6-8 p.m. Craft Show is slated for Saturday, July 2. Birthday dinners are ongoing and the Welcome Back Dance will be held on June 4. Saturday, August 13 will be the Sunset Fiesta and the Octoberfest is scheduled for Saturday, October 1.

**ADDRESSES TO THE BOARD:**

- Concerns regarding Gladwin County's lengthy procedure regarding required permits for construction projects.
- Kings Way silt trap area needs additional work.
- Allowing all season camping be considered for those with appropriate equipment. Member will work with Camping Committee to develop a proposal for Board consideration.

- Concerns with condition of vacant property adjacent to Sugar Springs being used as a dumping ground.

### **COMMENTS FROM BOARD MEMBERS:**

Board strongly encourages members to support an assessment increase. A reminder that the Pure Sugar Springs Facebook site is not the official Sugar Springs POA Facebook site. Users should consider their comments carefully when portraying themselves and the community. Members should contact the POA office and attend Board meetings to voice concerns. An All Chair meeting is scheduled for May 24; rosters of committee members are due at the office by July 1.

### **ANNOUNCEMENTS:**

None

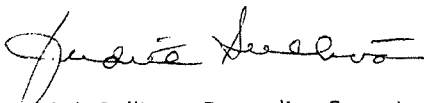
### **ADJOURNMENT:**

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 11:40 a.m.

**MEET THE CANDIDATES:** Immediately following Adjournment, candidates running for the 2016 Board of Directors positions spoke of backgrounds, qualifications and personal experiences.

Candidates speaking were Ken Boehm, Patrick Celani, Dale Maxim, and Lynn Wright. Tyler Schlitzkus was not available.

Respectfully submitted,



Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association



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