

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION

(SSPOA)

MINUTES – BOARD OF DIRECTORS MEETING - AUGUST 20, 2016

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

OTHERS PRESENT: Forty-nine (49) SSPOA members.

At 10:00 a.m., following the Pledge of Allegiance to the Flag, the August 20, 2016 Sugar Springs Property Owners Association (SSPOA) Board of Directors 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 the May 21, 2016 Board of Directors Meeting, the June 21, 2016 Annual Membership Meeting and the June 21, 2016 Board of Directors Meeting were approved.

M/Baker,S/Surowiec

Discussion: None

Motion unanimously approved

TREASURERS REPORT:

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

M to accept/Maxim,S/Dunham

Discussion: None

Motion unanimously accepted

AMENDMENTS TO THE FINANCIALS:

None

GENERAL MANAGERS REPORT:

GM Robert Neeb reported that the Golf Course usage has increased in July and The Hearth has experienced an increase in patronage. Growth of weeds in lakes has been higher than normal due to weather extremes. The bypass valve located in Lake Lancer has held throughout the boating season and Gladwin Drain Commissioner will reassess situation in September to determine necessary repair.

COMMUNICATIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

AGENDA ITEM VII-I

Approve committee rosters for 2016-2017

Motion made to approve committee rosters for 2016-2017

M/Dunham,S/Hagey

Discussion: None

Motion unanimously approved

AGENDA ITEM VIII-II

Approve 2016 Camping on Lot Election Letter and Ballots for the following realms:

Hamilton

Highlander 2

Highlander 4

Kings

North Westchester

Queens

Sir Richards

South Westchester

Motion made to Approve 2016 Camping on Lot Election Letter and Ballots for the following realms:

Hamilton

Highlander 2

Highlander 4

Kings

North Westchester

Queens

Sir Richards
South Westchester

M/Maxim,S/Surowiec
Discussion: None
Motion unanimously approved

AGENDA ITEM VIII-III

Approve the date of Saturday, September 24, 2016 for a Special Meeting of the Membership to vote on the general assessment for the years 2017, 2018 and 2019. Voting will take place between 8:00 a.m. and 11:00 a.m.

Motion made to Approve the date of Saturday, September 24, 2016 for a Special Meeting of the Membership to vote on the general assessment for the years 2017, 2018 and 2019. Voting will take place between 8:00 a.m. and 11:00 a.m.

M/Dunham,S/Hug
Discussion: None
Motion unanimously approved

AGENDA ITEM VIII-IV

Approve the following resolution for the ballot proposition at the September 24, 2016 Election.

RESOLUTION:

Shall the base rate for the General Assessment under Article IX, Section 3, of the Covenants and Restrictions be set at \$ 490.00 for the years 2017, 2018 and 2019. All User Fees for Sugar Springs amenities, with the exception of the Lake Assessment will remain at the current 2016 rate for the years 2017, 2018 and 2019.

Motion made to Approve the following resolution for the ballot proposition at the September 24, 2016 Election.

RESOLUTION:

Shall the base rate for the General Assessment under Article IX Section 3, of the Covenants and Restrictions be set at \$ 490.00 for the years 2017, 2018 and 2019. All User Fees for Sugar Springs amenities, with the exception of the Lake Assessment will remain at the current 2016 rate for the years 2017, 2018 and 2019.

M/Baker,S/Hug

Discussion: None

Motion unanimously approved

AGENDA ITEM VIII-V

Approve meeting notification letter and proxy for the September 24, 2016 Election to be mailed to all members.

Motion made to Approve meeting notification letter and proxy for the September 24, 2016 Election to be mailed to all members.

M/Maxim,S/Dunham

Discussion: None

Motion unanimously approved

AGENDA ITEM VIII-VI

Approve the consolidation of South Westchester Realm Lots #12 and #13 (consolidated on 11/29/99) and South Westchester Realm Lots # 10 & #11 (consolidated on 11/29/99) for the purpose of building a house with an attached garage. The house will violate the common property line of Lots #12 and #11 by approximately 2' on the southwest corner and 3' on the southeast corner of the rear of the house.

Motion made to Approve the consolidation of South Westchester Realm Lots #12 and #13 (consolidated on 11/29/99) and South Westchester Realm Lots #10 and #11 (consolidated on 11/29/99) for the purpose of building a house with an attached garage. The house will violate the common property line of Lots #12 and #11 by approximately 2' on the southwest corner and 3' on the southeast corner of the rear of the house.

M/Hug,S/Wright

Discussion: None

Motion unanimously approved

AGENDA ITEM VIII-VII

Approve the consolidation of Queens Lot #177 and Queens Lot #176. Queens Lot #176 was purchased on June 17, 2016 from the Gladwin County Land Bank and meets the consolidation requirements as outlined with the special provision for lot consolidation approved by the Board of Directors on 12/12/15.

Motion made to Approve the consolidation of Queens Lot #177 and Queens Lot #176. Queens Lot #176 was purchased on June 17, 2016 from the Gladwin County Land Bank and meets the consolidation requirements as outlined with the special provision for lot consolidation approved by the Board of Directors on 12/12/15.

M/Wright,S/Dunham

Discussion: None

Motion unanimously approved

AGENDA ITEM VIII-VIII

Approve the consolidation of Kings Lot #147 and Kings Lot #146. A 12' x 24' addition to the existing house located on Kings #147 has violated the common property line between Kings #147 and Kings #146 by 5' on the southeast side. Additionally, a 24' x 48' garage has been built on Kings #146.

Motion made to Approve the consolidation of Kings Lot #147 and Kings Lot #146. A 12' x 24' addition to the existing house located on Kings #147 has violated the common property line between Kings #147 and Kings #146 by 5' on the southeast side. Additionally, a 24' x 48' garage has been built on Kings #146.

M/Baker,S/Wright

Discussion: None

Motion unanimously approved

COMMITTEE REPORTS:

ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE: (Bd Rep: B. Baker)

Committee Chair, Scott Jones reported actions included 1 deck, 2 garages, 1 addition, 1 outbuilding, 2 docks, 10 color changes, 5 lot modifications, 2 signs, 3 lot consolidations, and 10 miscellaneous for a total of 37 actions.

AIRPARK COMMITTEE: (Bd Rep: D. Maxim)

Meeting minutes of May 16, 2016 were provided to the Board prior to this meeting. Fly-In scheduled for August 27, 2016 was thoroughly discussed and plans approved for marketing the event, food, welcome bags for attending pilots and miscellaneous needs. Also discussed was runway lighting and hangar home possibilities.

CAMPING COMMITTEE: (Bd Rep: D. Maxim)

Meeting minutes of June 11, 2016 were provided to the Board prior to this meeting. Under discussion were committee member recruitment, the Meet and Greet Picnic plan, and storage sheds on camping lots.

BUDGET COMMITTEE: (Bd Rep: J. Issitt)

Next meeting in September.

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

Meeting minutes of June 6 and July 11, 2016 were provided to the Board prior to this meeting. Parking lot improvement project at the POA Office was underway, signs for the walking trail on Lake Lancelot are being installed, drainage tiles on the sledding hill will be installed.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

If ballots are not returned by mail, members are asked to vote in person on September 24, 2016 at the Activity Center between 8:00 a.m. and 11:00 a.m.

GOLF COMMITTEE: (Bd Rep: D. Dunham)

Committee is seeking volunteers to assist with improving course in some areas.

LAKES COMMITTEE: (Bd Rep: D. Hagey)

Meeting minutes of May 5 and June 2, 2016 were provided to the Board prior to this meeting. Goose Roundup was completed in June, weed control with PLM schedule was produced, three members of committee attended the Score the Shore instruction and water testing procedures. Boater safety class was scheduled for late in June, worked with Buildings and Grounds on dock relocations. Lake levels are continually addressed and Drain Commissioner, along with committee and other POA members are monitoring the situation. Prior to repairs being made, and in the event the lake levels must be lowered, boat owners will be notified in a timely fashion regarding earlier than normal removal and storage of boat lifts and boats. Some No Wake signs have been removed from areas and committee requests they be turned in to office. They are necessary to maintain safety on the waters.

MEMORIAL COMMITTEE: (Bd Rep: S. Surowiec)

Meeting minutes of July 7, 2016 were provided to the Board prior to this meeting. Watering of gardens issues have been resolved. Additional trees are the in the process of being ordered and planted per family requests.

NOMINATION COMMITTEE: (Bd Rep: L. Wright)

Board Rep, Lynn Wright, is seeking members for this committee. Members who are interested in serving on this committee or have an interest in running for a Board position may notify the POA office and will be contacted.

PLANNING COMMITTEE: (Bd Rep: L. Wright)

No report.

RECREATION COMMITTEE: (Bd Rep: T. Hug)

Meeting minutes of May 10 and July 12, 2016 were provided to the Board prior to this meeting. Craft Show was very successful and Sue and Scott Jones were congratulated on chairing the event. Heinz and Norma Becker were also acknowledged on their efforts for the Sunset Fiesta. October 1 will be celebrated with an Oktoberfest and the annual Card Party will be held on October 10.

ADDRESSES TO THE BOARD:

- Need for baby changing stations in restrooms.
- Request for closed gates during winter hours in Kings Realm to prevent access to non-residents. Fishing violations have been witnessed. DNR should be notified of violations and offenders will be fined.
- Suggest an "Adopt an Area" for golf course and trails similar to the "Adopt a Mile" program that is State/County operated. Volunteers can do simple maintenance.
- Procedures for Addresses to the Board during meetings questioned.
- Requests Drain Commissioner repair plan for bypass valve to be put in writing and once repaired, a lock be installed on cover.
- Continuing problems with silt traps in Kings Way areas and serious effects from silt in Queens Way location. Suggestion made for silt trap work to be concentrated in middle of problem areas rather than outside edges.
- Compliments to both golf and The Hearth staffs for their excellent service during a recent non-resident sponsored golf outing.

COMMENTS FROM BOARD MEMBERS:

Appreciation given to all of those who are serving on committees. A Volunteer Appreciation Event will be held at The Hearth on Sunday, September 25, 2016 from 4:00 p.m. to 6:00 p.m. All those who have volunteered their time and talents towards the betterment of Sugar Springs during the past year are invited to attend.

ANNOUNCEMENTS: None

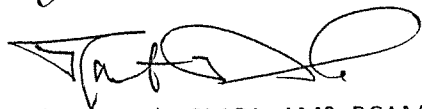
ADJOURNMENT:

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 11:10 a.m.

Respectfully submitted,



Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association



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