

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

MINUTES – BOARD OF DIRECTORS MEETING – OCTOBER 15, 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-eight (48) SSPOA members.

At 10:00 a.m., following the Pledge of Allegiance to the Flag, the October 15, 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:

Agenda Item X-XII moved to follow Agenda Item X-V, renumbered X-XIIa in order to group lot consolidation actions together.

REVIEW AND APPROVE PREVIOUS MEETING MINUTES:

Meeting minutes of the August 20, 2016 Board of Directors Meeting and the Special Meeting Minutes for the September 24, 2016 election were approved.

M/Maxim,S/Surowiec

Discussion: None

Motion unanimously approved

TREASURERS REPORT:

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

Accepted as reported.

AMENDMENTS TO THE FINANCIALS:

None

GENERAL MANAGERS REPORT:

GM Robert Neeb reported that necessary seasonal projects were underway with boat docks being lifted, pavilion and beach areas were being prepared for winter months and tennis courts were being wrapped. The Hearth has reported an increase in sales and usage at the golf course has risen.

COMMUNICATIONS:

None

OLD BUSINESS:

Mike Visnaw, Chairperson of the Deer Special Committee announced that an informational meeting on Deer management is scheduled for Saturday, October 22, 2016 at 10:00 a.m. in the Activity Center. A member of the DNR will address residents of Sugar Springs and all are invited to attend.

NEW BUSINESS:

AGENDA ITEM X-I

Approve Deborah E. Mahaffy as Editor of the Sugar Scoop for 2017 and Matt Schindler as the Trustee of the SSPOA Retirement Plan and the Administrator of the SSPOA Health Care Plan for 2017.

Purpose: To assign responsibility for publishing the Sugar Scoop and managing the SSPOA Retirement Plan and SSPOA Health Care Plan for 2017.

Motion made to approve Deborah E. Mahaffy as Editor of the Sugar Scoop for 2017 and Matt Schindler as the Trustee of the SSPOA Retirement Plan and the Administrator of the SSPOA Health Care Plan for 2017.

Purpose: To assign responsibility for publishing the Sugar Scoop and managing the SSPOA Retirement Plan and SSPOA Health Care Plan for 2017.

M/Hug,S/Maxim

Discussion: None

Motion unanimously approved

AGENDA ITEM X-II

Approve 2017 tournament schedule for the Men's and Women's Golf Associations.

Purpose: To set the calendar for golf tournament events for 2017.

Motion made to approve 2017 tournament schedule for the Men's and Women's Golf Associations.

Purpose: To set the calendar for golf tournament events for 2017.

M/Dunham,S/Maxim

Discussion: Tournament schedule provided to Board prior to this meeting.

Motion unanimously approved.

AGENDA ITEM X-III

Approve requirements and fees for consolidating lots purchased from the Gladwin County Land Bank and the Gladwin County Treasurer. Lots must be purchased and consolidated between January 1, 2017 and December 31, 2017 and share a common property line. This special provision will be in effect from January 1, 2017 through December 31, 2017 and may be extended by the Board of Directors.

Purpose: To encourage the purchase of tax foreclosed lots and obtain the benefits from such purchases.

Two options are proposed for the incorporation of the lots within the Sugar Springs Development.

Option 1:

Property owner owns an adjacent lot. Lot adjoining the property owner has been foreclosed due to failure to pay taxes. The property then reverts to the State of Michigan and is placed on the list to be sold at a future tax auction. If the property is not sold at the tax auction which is open to anyone that has the financial resources to purchase. Once purchased all past taxes are forgiven and any liens against the property are eliminated. If the property is not sold at the state tax auction the state then sends them to the county. The county may offer adjacent property owners the option to purchase them. If that doesn't happen the county then offers the property to the local township. The township may decide to accept or reject them. Rejection is more common. Once the township rejects them they are now "owned" by the county and go into the county land bank.

An existing SSPOA property owner can purchase an adjacent tax foreclosed lot and combine it with their current lot without violating the property setbacks or adding on to their current

dwelling or existing lot. The fee for this consolidation is \$ 2,500. If more than one tax foreclosed lot is purchased by the same property owner and is contiguous to the primary lot or the previous tax foreclosed lot consolidation of that lot can be done for an additional fee of \$1,500. Up to a total of three additional contiguous lots may be consolidated by a property owner with the following fees for consolidation: Lot I - \$2,500, Lot II - \$1,500, Lot III - \$1,000 for a total fee of \$ 5,000 if three adjacent contiguous lots are purchased and consolidated.

Option 2:

A second option is if someone purchases a tax foreclosed lot but does not currently own property within Sugar Springs but wishes to purchase an adjacent second tax foreclosed lot he will also be able to consolidate the two tax foreclosed lots up to a total of three additional contiguous lots may be consolidated by a property owner with the following fees for consolidation: Lot I - \$2,500, Lot II - \$1,500, Lot III - \$1,000 for a total fee of \$5,000 if three adjacent contiguous lots are purchased being joined with their existing property.

For either option the property owner would only pay one POA Assessment for 1, 2 or 3 consolidated lots.

A list of the available properties is available at the Gladwin County Treasurer's office.

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An existing SSPOA property owner can purchase an adjacent tax foreclosed lot and combine it with their current lot without violating the property setbacks of adding on to their current dwelling or existing lot. The fee for this consolidation is \$2,500. If more than one tax foreclosed lot is purchased by the same property owner and is contiguous to the primary lot or the previous tax foreclosed lot consolidation of that lot can be done for an additional fee of \$1,500. Up to a total of three additional contiguous lots may be consolidated by a property owner with the following fees for consolidation. Lot I - \$2,500, Lot II - \$1,500, Lot III - \$1,000 for a total fee of \$5,000 if three adjacent contiguous lots are purchased.

Option 2:

A second option is if someone purchases a tax foreclosed lot but does not currently own property within Sugar Springs but wishes to purchase an adjacent second tax foreclosed lot he will also be able to consolidate the two tax foreclosed lots up to a total of three additional contiguous lots may be consolidated by a property owner with the following fees for consolidation: Lot I - \$2,500, Lot II - \$1,500, Lot III - \$1,000 for a total fee of \$5,000 if three adjacent contiguous lots are purchased being joined with their existing property.

For either option the property owner would only pay one POA assessment for 1, 2 or 3 consolidated lots.

A list of available properties is available at the Gladwin County Treasurer's office.

M,Baker,S/Hagey

Discussion: None

Motion unanimously approved

AGENDA ITEM X-IV

Approve the consolidation of Highlander II Lot #369 and Highlander II Lot #370. Lot purchased through Gladwin County Land Bank and consolidated pursuant to Tax Sale Lot Consolidation approved by the Board of Directors at the December 12, 2015 Board of Directors meeting.

Purpose: Lot Consolidation

Motion made to approve the consolidation of Highlander II Lot # 369 and Highlander II Lot #370. Lot purchased through Gladwin County Land Bank and consolidated pursuant to Tax Sale Lot Consolidation approved by the Board of Directors at the December 12, 2015 Board of Directors meeting.

M/Baker,S/Wright

Discussion: None

Motion unanimously approved

AGENDA ITEM X-V

Approve the consolidation of Sir Richards Lot #57 and Sir Richards Lot #58. Sir Richards Lot #58 was purchased on June 16, 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 December 12, 2015.

Motion made to approve the consolidation of Sir Richards Lot #57 and Sir Richards Lot #58. Sir Richards Lot #58 was purchased on June 16, 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 December 12, 2015.

M/Baker,S/Hagey

Discussion: None

Motion unanimously approved

AGENDA ITEM X-XIIa

Approve the consolidation of Salisbury Lot #175 and Salisbury Lot #176. An addition of a 15' x 20' sunroom and a 9'6" x 10'6" entryway to the existing house located on Lot #175 will violate the common property line by 4'. Additionally, a 40' x 60' detached garage and recreation room will be constructed on Lot #176.

Motion made to approve the consolidation of Salisbury Lot #175 and Salisbury Lot #176. An addition of a 15' x 20' sunroom and a 9'6" x 10'6" entryway to the existing house located on Lot #175 will violate the common property line by 4'. Additionally, a 40' x 60' detached garage and recreation room will be constructed on Lot #176.

M/Baker,S/Wright

Discussion: None

Motion unanimously approved

AGENDA ITEM X-XI

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves to create a Golf Cart Purchase Fund and add \$80,000.00 of our annual 2016 revenues to the Fund. In addition, add \$40,000.00 of our annual 2016 revenues into the Parking Lot Replacement Fund. This fund was established by the Board of Directors at the December 14, 2013 Board of Directors Meeting.

Purpose:

To reclassify funds from general fund to restrictive accounts.

Motion made to approve the following resolution :

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of our annual 2016 revenues into the Parking Lot Replacement Fund. This fund was established by the Board of Directors at the December 14, 2013 Board of Directors Meeting.

Purpose:

To reclassify funds from general fund to restrictive accounts

M/Hagey,S/Maxim

Discussion: None

Roll Call Vote: Motion unanimously approved

AGENDA ITEM X-VII

Approve publishing of the SSPOA Sugar Scoop in electronic form only, beginning January of 2017. Sugar Scoop will be available on www.sugarsprings.net and/or can be received by members by supplying their email address to the POA office. Paper copies can be purchased at the POA office. This is in accordance with the SSPOA Bylaws, Article IX, Section 2, (d) which states: "To institute a newsletter which shall be published monthly from May through August and bi-monthly from September through April."

Purpose:

Reduce monetary cost of printing Sugar Scoop.

Motion to approve publishing of the SSPOA Sugar Scoop in electronic form only, beginning January of 2017. Sugar Scoop will be available on www.sugarsprings.net and/or can be received by members by supplying their email address to the POA office. Paper copies can be purchased at the POA office. This is in accordance with the SSPOA Bylaws, Article IX, Section 2, (d) which states: "To institute a newsletter which shall be published monthly from May through August and bi-monthly from September through April."

Purpose:

Reduce monetary cost of printing Sugar Scoop

M/Wright,S/Maxim

Discussion: Members encouraged to register their email addresses with office.

Motion unanimously approved

AGENDA ITEM X-VIII

ANNOUNCEMENT:

The Hearth Restaurant will change their hours of operations from November 1, 2016 to April 30, 2017. Sundays will open at 9:00 a.m. and close at 3:00 p.m. Restaurant to remain closed Mondays and Tuesdays. Wednesday and Thursday hours are 4:00 – 8:00 p.m; Friday – 4:00 p.m. to 9:00 p.m. and Saturdays – 11:00 a.m. to 9:00 p.m. Members needing special arrangements for events may contact the restaurant manager to secure availability.

AGENDA ITEM X-IX

Approve setting the base rate of yearly assessment at current rate of \$440.00 for the 2017 calendar year. Because of the assessment vote non-passage, another assessment vote will be scheduled in 2017 for the years 2018 and 2019.

Purpose:

To set the base rate for the yearly assessment for 2017.

Motion made to approve setting the base rate of yearly assessment at current rate of \$440.00 for the 2017 calendar year. Because of the assessment vote non-passage, another assessment vote will be scheduled in 2017 for the years 2018 and 2019.

Purpose:

To set the base rate for the yearly assessment for 2017

M/Maxim,S/Dunham

Discussion: None

Motion unanimously approved

AGENDA ITEM X-X

Accept the 2016 Camping on Lot Election Results

PROPOSITION:

That camping on lots in Hamilton, Highlander II, Highlander IV, Kings, North Westchester, Queens, Sir Richards and South Westchester Realms. Sugar Springs Property Owners Association, Inc., shall be extended for a period of three (3) years, through December 31, 2019, as provided under Article IV, Section 1, of the Declaration of Covenants and Restrictions.

Motion made to accept the 2016 Camping on Lot Election Results

PROPOSITION:

That camping on lots in Hamilton, Highlander II, Highlander IV, Kings, North Westchester, Queens, Sir Richards and South Westchester Realms. Sugar Springs Property Owners Association, Inc., shall be extended for a period of three (3) years, through December 31, 2019, as provided under Article IV, Section 1, of the Declaration of Covenants and Restrictions.

M/Maxim,S/Baker

Discussion: None

Motion unanimously approved

AGENDA ITEM X-XIa

Approve a vote of the membership on a proposal to change the voting for camping on a lot in each realm from the current three years which was approved by a vote of the membership on February 22, 1986 to seven years. Vote will be mailed to the membership, along with the Board of Directors election ballots. It will be announced at the membership meeting in June, 2017.

Purpose:

Change the voting years for camping

Motion made to approve a vote of the membership on a proposal to change the voting for camping on a lot in each realm from the current three years which was approved by a vote of the membership on February 22, 1986 to seven years. Vote will be mailed to the membership, along with the Board of Directors election ballots. It will be announced at the membership meeting in June, 2017.

Purpose:

Change the voting years for camping

M/Maxim,S/Surowiec

Discussion: Procedure will stagger realm voting as current yearly dates expire. Will be a simple majority vote.

Motion unanimously approved

AGENDA ITEM X-XIb

Approve winter camping at the SSPOA Campground by members. Based on availability, member can leave their camper at the campground during the period of December 1st – April 15th. Member will be required to pay \$285.00 for 10 days of camping. After the 10 days member will pay \$11.00 for each day of camping use thereafter. The SSPOA will plow the road to the campground, however, snow removal for each individual campsite will be the responsibility of the camper. The Chalet will be available for bathrooms and showers. Camper must not be plugged into the campground electrical when camper is not in use. Camper is to notify the POA office when they are intending to use their campsites.

Motion made to approve winter camping at the SSPOA Campground by members. Based on availability, member can leave their camper at the campground during the period of December 1st – April 15th. Member will be required to pay \$285.00 for 10 days of camping. After the 10 days member will pay \$11.00 for each day of camping use thereafter. The SSPOA will plow the road to the campground, however, snow removal for each individual campsite will be the responsibility of the camper. The Chalet will be available for bathrooms and showers. Camper must not be plugged into the campground electrical when camper is not in use. Camper is to notify the POA office when they are intending to use their campsites.

M/Maxim,S/ Surowiec

Discussion: Area will be monitored daily. Camping Committee proposed resolution was reviewed. Board suggested the use of the Chalet for the convenience of those interested in winter camping. This was a more viable plan to explore the level of interest in winter participation.

Note: Members in attendance voiced dissatisfaction with Agenda X-XIb motion and clearly stated that it did not take into consideration the Camping Committee Proposal for all season camping on individual lots.

Motion made to amend original motion to allow winter camping on private lots for a one-year trial basis.

M/Maxim,S/ NO SECOND, NO SUPPORT

Discussion: Board will meet with Camping Committee at May, 2017 meeting to revisit proposal.

Original Motion X-XIb unanimously approved

In response to the Camping Committees proposed resolution regarding outbuildings on individual camping lots, President Issitt read the following from the Declaration of Covenants and Restrictions for Sugar Springs, Page 22, Article IV, Lots, Section 3: Type of Buildings: "Construction on all properties shall be limited to a single family residence unless otherwise designated for multi-family or commercial use of the plat.

Only one outbuilding (detached garage, storage shed, or the like) may be erected and maintained on each Lot in addition to the dwelling house. Such outbuildings shall not be erected prior to the completion of the exterior of the dwelling house; it shall conform in external appearance to the dwelling house and shall not be used for residential purposes."

A request came from the Camping Committee to read to the membership their proposed resolution regarding storage/outbuildings on vacant lots. Board Director, Dale Maxim read the following:

"That a variance be granted to permit one non-permanent storage unit to remain on private camping lots year round the same as picnic tables, platforms, swing sets, satellite dishes, boat dock and boat hoists, provided the following conditions are met:

1. Property owners camping on their lots must submit an application for approval to the SSPOA Architectural and Environmental Control Committee (A&E) identifying the type, color, size and location of the unit prior to placement on their lot.
2. Upon approval of the application, property owners camping on their lots must pay a one time non-refundable permit fee of \$125.00 to the SSPOA.
3. Storage units must be no larger than 10'x10' or 100 sq ft with a maximum peak height of 8 ft. Overhangs of more than 12 in will be considered in the total square footage.
4. Storage units shall be composed of wood or resin. No utility trailer may be allowed to remain on lots during non-use periods.
5. Storage units may only be placed on a non-permanent natural foundation and must be easily removable.
6. Storage units may only store equipment such as lawn mowers, garden tools, lawn chairs, and the like. Shed may not be used to store trash, hazardous materials or rodent attracting materials during non-use periods.
7. Storage units shall be maintained in clean, safe and visibly appealing condition and must not be allowed to deteriorate. Deteriorating units must be removed by the property owner and may be replaced with a like unit. If replacement is with a different type, size or color unit, or the unit will be placed on a different location on the lot, a new application must be submitted to the A&E Committee for approval."

COMMITTEE REPORTS:

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

Committee member, Scott Jones, reported actions included 4 additions, 4 outbuildings, 7 miscellaneous and 1 color change. Total actions: 16.

AIRPARK COMMITTEE: (Bd Rep: D. Maxim)

Meeting minutes of September 10, 2016 were provided to the Board prior to this meeting. Subjects of discussion included Hangars, 2017 Fly-In date of August 19, the Airpark Master Plan, Budget, Emergency Plan and Airpark Mixed Environment Safety.

CAMPING COMMITTEE: (Bd Rep: D. Maxim)

Meeting minutes of September 10, 2016 were provided to the Board prior to this meeting. Camping Sub-Committee provided their findings and three proposed resolutions were discussed. This proposal to be submitted to Board for review and response.

BUDGET COMMITTEE: (Bd Rep: J. Issitt)

Will meet in November

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

No report

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

Committee has completed all assignments for 2016.

GOLF COMMITTEE: (Bd Rep: D. Dunham)

No report

LAKES COMMITTEE: (Bd Rep: D. Hagey)

Meeting minutes of September 1, 2016 were provided to the Board prior to this meeting. A PLM 2016 summary of treatments/costs was reviewed. Silt traps approved for five years, E. coli tests continued, and the Bypass Valve on Earth Dam continued to be monitored daily.

MEMORIAL COMMITTEE: (Bd Rep: S. Surowiec)

Meeting minutes of September 1, 2016 were provided to the Board prior to this meeting. Donations for trees and watering cart would be submitted to Scoop for publishing. A spring planting of new trees will be handled by Building and Grounds. Memorial plaques and Book were updated and installed in the Activity Center Lobby.

NOMINATION COMMITTEE: (Bd Rep: L. Wright)

Committee seeking members who have an interest in Board positions. Office to be contacted for more information. Three positions will be open in 2017.

PLANNING COMMITTEE: (Bd Rep: L. Wright)

Chairperson, Ernie Sullivan, announced that building awareness of Sugar Springs continues to be addressed. A full page ad in the 2017 Gladwin Chamber of Commerce book has been produced. Committee members attended a multi-media presentation and pursuing recommendations for additional promotions.

RECREATION COMMITTEE: (Bd Rep: T. Hug)

Chairperson, Pat Issitt, reported that October Card Party and Oktoberfest events were well attended and thanked Heinz and Norma Becker for providing entertainment over the years. A big screen TV has been purchased with committee funds and will be used for functions such as football parties and other televised events. Holiday parties are scheduled for December 17 and New Years Eve.

ADDRESSES TO THE BOARD:

A variety of opinions were expressed regarding Board of Directors decision on all season camping on lots. Disappointed members felt the Board lacked consideration to the proposed resolutions submitted by campers. Others thanked the Board for honoring the Sugar Springs Bylaws and Covenants rules and regulations on private camping and outbuildings. Concern for restaurant hours in early spring as golfers return was stated and information regarding fines for infractions was sought.

COMMENTS FROM BOARD MEMBERS:

All contributors who posted positive comments on social media were thanked. Board members will work towards a satisfactory conclusion to current issues.

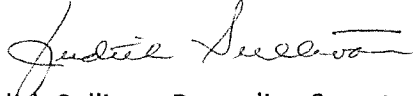
ANNOUNCEMENTS:

None

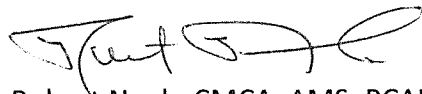
ADJOURNMENT:

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

Respectfully submitted,



Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association



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