



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

**MINUTES – BOARD OF DIRECTORS MEETING – DECEMBER 10, 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:** Twenty-nine (29) SSPOA members.

At 10:00 a.m., following the Pledge of Allegiance to the Flag, the December 10, 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:**

Two (2) Agenda Items added: Agenda Item VI and VII

**REVIEW AND APPROVE PREVIOUS MEETING MINUTES:**

Meeting minutes of the October 15, 2016 Board of Directors Meeting were approved.

M/Maxim,S/Hagey

Discussion: None

Motion unanimously approved

**TREASURERS REPORT:**

Financial Report for October 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:**

In reviewing the Financial Report, R. Neeb indicated that that the Hearth losses for the year 2016 appear to be headed toward the lowest in SSPOA history. An artist rendering by Dave King was on display showing the operation and repairs being made to Lake Lancers overflow valve. Current report is that water levels are continuing to rise and holding. DNR will issue permits for balance of repair in order to complete the operation. Drain Commissioner will proceed to lower Lake Lancelot level in compliance with winter schedule. Tax assessment charges will be minimal.

**COMMUNICATIONS:**

A letter was addressed to the Board regarding availability of the Sugar Scoop.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**AGENDA ITEM XII-I**

**Approve dates for the 2017 Board of Directors Meetings and the Annual Membership Meeting.**

**SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETINGS:**

**March 18, 2017 – 10 a.m.**

**May 20, 2017 – 10 a.m.**

**June 17, 2017 – Annual Meeting – 1 p.m. & Regular Meeting**

**August 19, 2017 – 10 a.m.**

**October 21, 2017 – 10 a.m.**

**December 9, 2017 – 10 a.m.**

**All regular meetings are held in the Activity Building**

Motion made to approve dates for the 2017 Board of Directors Meetings and the Annual Membership Meeting.

**SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETINGS:**

**March 18, 2017 – 10 a.m.**

**May 20, 2017 – 10 a.m.**

**June 17, 2017 – Annual Meeting – 1 p.m. & Regular Meeting**

**August 19, 2017 – 10 a.m.**

**October 21, 2017 – 10 a.m.**

**December 9, 2017 – 10 a.m.**

**All regular meetings are held in the Activity Building**

M/Hug,S/Baker

Discussion: None

Motion unanimously approved

**AGENDA ITEM XII-II**

**Approve the 2017 Operating Budget & User Fee Schedule.**

Motion made to approve the 2017 Operating Budget & User Fee Schedule.

M/Dunham,S/Hug

Discussion: Fees remain the same except for one A&E permit

Roll Call Vote: Motion unanimously approved

**AGENDA ITEM XII-III**

**Approve that the 2017 Lake Assessments remain at the current rate of \$150 for Tier One lots, \$80 for Tier Two lots and \$40 for Tier Three lots.**

Motion made to approve that the 2017 Lake Assessments remain at the current rate of \$150 for Tier One lots, \$80 for Tier Two lots and \$40 for Tier Three lots.

M/Hagey,S/Maxim

Discussion: None

Motion unanimously approved

**AGENDA ITEM XII-IV**

**Approve the following:**

***RESOLUTION:***

***Whereas, the Sugar Springs Board of Directors hereby resolves to add \$70,000 of operating cash into the Building Reserve Fund. This fund was established by the Board of Directors at the December 13, 2003 Board of Directors Meeting.***

Motion made to approve the following:

**RESOLUTION:**

*Whereas, the Sugar Springs Board of Directors hereby resolves to add \$70,000 of operating cash into the Building Reserve Fund. This fund was established by the Board of Directors at the December 13, 2003 Board of Directors Meeting.*

M/Maxim,S/Dunham

Discussion: None

Roll Call Vote: Motion unanimously approved

**AGENDA ITEM XII-V**

**Approve the following:**

**RESOLUTION:**

*Whereas, the Sugar Springs Property Owners Association Board of Directors hereby resolves to add \$20,000 to the Lakes Dredging Fund from operating cash. This fund was established by the Board of Directors.*

Motion made to approve the following:

**RESOLUTION:**

*Whereas, the Sugar Springs Property Owners Association Board of Directors hereby resolves to add \$20,000 to the Lakes Dredging Fund from operating cash. This fund was established by the Board of Directors.*

M/Maxim,S/Hug

Discussion: None

Roll Call Vote: Motion unanimously approved

**AGENDA ITEM XII-VI**

**Approve purchase of new KM TASKalfa 4052ci copier from Brady's Business Systems of Saginaw for \$12,025.00.**

Motion made to Approve purchase of new KM TASKalfa 4052ci copier from Brady's Business Systems of Saginaw for \$12,025.00.

M/Hagey,S/Dunham

Discussion: Current copy machine has produced 1.4 million copies since purchase and needs replacing.

Roll Call Vote: Motion unanimously approved

#### **AGENDA ITEM XII-VII**

**Approve the addition for Rules for Use of Fitness Center which is currently set at age 18, be lowered to permit 16 & 17 year olds providing they are accompanied by a parent or guardian at all times. Sixteen and seventeen year olds must also present photo ID to use fitness center.**

Motion made to approve the addition for Rules for Use of Fitness Center which is currently set at age 18, be lowered to permit 16 & 17 year olds providing they are accompanied by a parent or guardian at all times. Sixteen and seventeen year olds must also present photo ID to use fitness center.

M/Maxim,S/Surowiec

Discussion: None

Motion unanimously approved

#### **COMMITTEE REPORTS:**

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

Committee member, Scott Jones, reported activities included 1 outbuilding, 1 garage, 8 lot modifications and 2 color changes for a total of 12 actions. Total for 2016 was 208 actions. He also explained the A&E responsibilities to members and reminded them to obtain permits. The A&E Rules and Regulations/Construction Pamphlet is available at the POA office. The committee meets on Tuesday mornings in the Activity Building.

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

No report.

**CAMPING COMMITTEE:** (Bd Rep: D. Maxim)

No report.

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

Meeting minutes of November 10, 2016 were provided to the Board prior to this meeting. Revenue and expenses of all departments were reviewed and Budget was submitted to the Board of Directors for approval at Board meeting in December.

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

No report.

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

Applications for positions on the Board of Directors are available at the POA Office and due by February 6, 2017.

**GOLF COMMITTEE:** (Bd Rep: D. Dunham)

No report.

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

Meeting minutes of October 6, 2016 were provided to the Board prior to this meeting. Discussions included lake levels, Score the Shore project, buoys, DEQ permit applications for swim areas and research on grants. Tim Stegeman was thanked for his heavy involvement in working with the Drain Commissioner on valve repairs.

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

Meeting minutes of November 3, 2016 were provided to the Board prior to this meeting. Tree planting report will appear in the Sugar Scoop. Plans are to purchase hanging baskets for the golf course in 2017. A second battery will be purchased for the watering cart.

**PLANNING COMMITTEE:** (Bd Rep: L. Wright)

No report.

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

Meeting minutes of October 11 and November 8, 2016 were provided to the Board prior to this meeting. A large screen TV has been purchased for the Activity Center. This was used for a membership football party and will continue to be used for similar events. The Red and White Christmas party to be held on December 17 with dinner and music. A New Years Eve Party will be held at the Activity Center. Committee will also host a WinterFest at the Chalet on January 14, 2017; Potlucks on February 12 and March 19; Ice Cream Social on May 28, Craft Show on July 1 and Rummage Sale on September 2.

**ADDRESSES TO THE BOARD:**

Lake Lancelot water level information was provided by a member; and procedural information on lake assessment rates was requested. Jac Gropusso, Trustee for Butman Township encouraged all residents to attend Butman Township Board Meetings which are held the 2<sup>nd</sup> Wednesday of each month at 10:00 a.m. at the township hall.

**COMMENTS FROM BOARD MEMBERS:**

Wished all members a happy holiday season and a safe and healthy 2017. Board position applications available at POA Office and due in by February 6, 2017. Three positions will be available.

**ANNOUNCEMENTS:**

None

**ADJOURNMENT:**

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 10:50 a.m.