

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION
(SSPOA)

MINUTES – BOARD OF DIRECTORS MEETING – MARCH 18, 2017

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

OTHERS PRESENT: Thirty-eight (38) SSPOA members.

At 10:00 a.m., following the Pledge of Allegiance to the Flag, the March 18, 2017 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 December 10, 2016 Board of Directors Meeting were approved.

M/Baker,S/Hug

Discussion: None

Motion unanimously approved.

TREASURERS REPORT:

Financial Report for February 2017 was provided to Board of Directors prior to this meeting. GM, Robert Neeb reviewed report.

Accepted as reported.

AMENDMENTS TO THE FINANCIALS:

None

GENERAL MANAGER'S REPORT:

R. Neeb presented an extensive report covering the following activities: Capital Improvement Expenditures, continuation of adding monies to the General Fund, necessity for budgeting losses, costs involving golf course and administration expenses. Message included overview of the Sugar Springs Association structure and the prudent endeavors taken to maintain the community. Boat dock issues were stated as well as the necessity of investing in a new cooler and freezer for The Hearth.

COMMUNICATIONS:

Discussion regarding communications received will be addressed during Comments to the Board.

OLD BUSINESS:

None

NEW BUSINESS:

AGENDA ITEM III-I

Approve ballot for the 2017 Board of Directors Election to be held on June 17, 2017 and refer the approved ballot to the Election Committee for action.

Motion made to Approve ballot for the 2017 Board of Directors Election to be held on June 17, 2017 and refer the approved ballot to the Election Committee for action.

M/Wright,S/Hug

Discussion: Ballot to include the following candidates: Patricia M. Berg, Kenneth J. Boehm, Sharon K. Brady, Dale H. Dunham (incumbent), Anthony Haag, Dennis Hagey (incumbent) and Debbie Palazzolo

Motion approved with one abstention (Dennis Hagey who is listed on ballot)

AGENDA ITEM III-II

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves to amend Homeowner Regulations in the SSPOA Rules & Policies to allow during the time period of April 15th to the 3rd Sunday in October, boat trailers may be in the driveway of a home as far back from the road as reasonable.

This will read as follows:

HOMEOWNERS REGULATIONS

1. Boat trailers snowmobile trailers and utility trailers may be stored on homeowner's lots provided they are stored completely behind the leading edge of the home, from the road side. Boat trailers, snowmobile trailers and utility trailers may not be stored in front of any portion of the building, from the road side. During the time period of April 15th to the 3rd Sunday in October, boat trailers may be in the driveway of a home as far back from the road as reasonable. During the time period from the 3rd Sunday in October to April 15th, a snowmobile trailer, with snowmobiles in place, may be in the driveway of a home as far back from the road as reasonable.

Motion made to approve the following:

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves to amend Homeowner Regulations in the SSPOA Rules & Policies to allow during the time period of April 15th to the 3rd Sunday in October, boat trailers may be in the driveway of a home as far back from the road as reasonable.

M/Maxim,S/Hagey

Discussion: Making rule consistent for campers and homeowners

Motion unanimously approved

AGENDA ITEM III-III

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves to amend Homeowner Regulations in the SSPOA Rules & Policies to allow camping lots with a well, to have a well house, with size restrictions of 6' long, 5' wide, and 5' high at the roof peak. All well houses must have prior approval from the Architectural and Environmental Control Committee (AECC).

Addendum to the A&E Committee Handbook

Definitions, Page 8, Well House

This addendum pertains only to camping lots with a well.

- 1. All well houses on camping lots must have an appropriate permit application submitted and approved by the A&E committee prior to placement on a camping lot with a well.***
- 2. The pump, pressure tank and associated items for water supply must be accommodated within the well house.***
- 3. Maximum dimensions for said well house shall be 6' long, 5' wide and 5' high at the peak of the roof, measured from ground level. No exceptions to size limitations will be made.***
- 4. Construction materials must be approved by the A&E Committee prior to placement.***
- 5. Preferred colors are brown or tan, but all colors must be approved by the A&E Committee prior to placement.***

- 6. Roofing materials must be approved by the A&E Committee and include shingles or appropriate metal and must be approved by the A&E Committee prior to placement.**
- 7. Variances will be considered for Set Back Requirement distances which do not meet current regulations and will be reviewed on a case by case application. Approval for such variances must be granted by the A&E Committee prior to well house placement.**
- 8. All requests for well house permits must conform with these amended regulations to be considered by the A&E Committee for approval.**
- 9. Any well house or structure currently in place on a camping lot or contemplated for placement that does not conform to all of the above criteria is in violation of Sugar Springs Regulations.**
- 10. All existing well houses that have not received previous A&E approval for placement must have an appropriate permit request submitted to the A&E Committee for review at the owners earliest opportunity.**

Motion made to approve the following:

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves to amend Homeowner Regulations in the SSPOA Rules & Policies to allow camping lots with a well, to have a well house, with size restrictions of 6' long, 5' wide, and 5' high at the roof peak. All well houses must have prior approval from the Architectural and Environmental Control Committee (AECC).

M/Maxim,S/Baker

Discussion: This is an A&E requirement. Only three property owners are in compliance.

Motion unanimously approved

AGENDA ITEM III-IV

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves to transfer \$70,000.00 of the 2017 operating cash to 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 transfer \$70,000.00 of the 2017 operating cash to the Building Reserve Fund. This fund was established by the Board of Directors at the December 13, 2003 Board of Directors Meeting.

M/Hagey,S/Maxim

Discussion: This will assist in preparing funding for future projects.

Roll Call Vote: Motion unanimously approved

AGENDA ITEM III-V

RESOLUTION:

Be it resolved to transfer \$40,000.00 of our annual 2017 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.

Motion made to approve the following:

RESOLUTION:

Be it resolved to transfer \$40,000.00 of our annual 2017 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.

M/Hagey,S/Maxim

Discussion: Parking lot on north side of Sugar River Road is in need of replacement. This action must continue in order to address project when necessary.

Roll Call Vote: Motion unanimously approved

AGENDA ITEM III-VI

RESOLUTION:

Whereas, the Sugar Springs Property Owners Association Board of Directors hereby resolves to transfer \$20,000.00 of the 2017 annual revenues to the Lakes Dredging Fund from operating cash. This fund was established by the Board of Directors on December 13, 2014.

Motion made to approve the following:

RESOLUTION:

Whereas, the Sugar Springs Property Owners Association Board of Directors hereby resolves to transfer \$20,000.00 of the 2017 annual revenues to the Lakes Dredging Fund from operating cash. This fund was established by the Board of Directors on December 13, 2014.

M/Hagey,S/Baker

Discussion: Monies must be allocated for this fund as dredging operations will be costly.

Roll Call Vote: Motion unanimously approved

AGENDA ITEM III-VII

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves the transfer of \$80,000.00 from the 2017 operating cash to the Golf Cart Purchase Fund. This fund was created by the Board of Directors at the December 10, 2016 Board of Directors Meeting.

Purpose:

To reclassify funds from the general fund to restrictive accounts.

Motion made to approve the following:

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves the transfer of \$80,000.00 from the 2017 operating cash to the Golf Cart Purchase Fund. This fund was created by the Board of Directors at the December 10, 2016 Board of Directors meeting.

Purpose:

To reclassify funds from the general fund to restrictive accounts.

M/Hagey,S/Wright

Discussion: Will eventually allow accumulation of funds to be used to consider purchase rather than lease equipment.

Roll Call Vote: Motion unanimously approved

AGENDA ITEM III-VIII

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves the transfer of \$3,634.00 from the Imprelis Tree Fund to the General Fund.

Purpose:

To reclassify funds from a restricted account to the general fund. Funds were used to treat endangered trees on the golf course for ash borer in 2016.

Motion made to approve the following:

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves the transfer of \$3,634.00 from the Imprelis Tree Fund to the General Fund.

Purpose:

To reclassify funds from a restricted account to the general fund. Funds were used to treat endangered trees on the golf course for ash borer in 2016.

M/Hagey,S/Maxim

Discussion: This is an attempt to save certain critically placed trees on golf course with further treatment.

Roll Call Vote: Motion unanimously approved

AGENDA ITEM III-IX

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves to approve the purchase of a new walk-in freezer and cooler from Dennis Alward Services, Gladwin, MI for \$29,429.00.

Purpose: To replace the original cooler and freezer which are worn out

Motion made to approve the following:

RESOLUTION:

Whereas, the Sugar Springs Board of Directors hereby resolves to approve the purchase of a new walk-in freezer and cooler from Dennis Alward Services, Gladwin MI for \$29,429.00.

Purpose: To replace the original cooler and freezer which are worn out.

M/Hug,S/Wright

Discussion: Three bids were received with the Gladwin source having best price and warranty service.

Roll Call Vote: Motion unanimously approved

COMMITTEE REPORTS:

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

Scott Jones, Chairman, reported that two color changes, one deck, and one platform addition were approved for a total of four actions.

AIRPARK COMMITTEE: (Bd Rep: D. Maxim)

No report.

CAMPING COMMITTEE: (Bd Rep: D. Maxim)

No report.

BUDGET COMMITTEE: (Bd Rep: J. Issitt)

No report.

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

No report.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

Next meeting is May 25 to prepare mailings for ballots to be sent to membership.

GOLF COMMITTEE: (Bd Rep: D. Dunham)

No report.

LAKES COMMITTEE: (Bd Rep: D. Hagey)

Chairman, Tim Stegemen, announced that the Drain Commissioner will repair/replace the necessary areas of the Lake Lancer Bypass Valve as water conditions permit. No Wake Signs on both lakes are not to be moved. Committee meets the first Thursday of each month at 11:00 p.m. All are welcome.

MEMORIAL COMMITTEE: (Bd Rep: S. Surowiec)

No report.

NOMINATION COMMITTEE: (Bd Rep: L. Wright)

Candidates for 2016-2017 Board of Directors Election were approved at this meeting.

PLANNING COMMITTEE: (Bd Rep: L. Wright)

To continue marketing the Sugar Springs community, radio commercials are running throughout the season on WSGW and through spring, 15-second TV spots are appearing on Thursday evenings on PBS during their focus on Michigan programs.

RECREATION COMMITTEE: (Bd Rep: T. Hug)

Committee has hosted potlucks during the winter season. Ice Cream Social will be held Memorial Day weekend, Craft Show on July 4 weekend, Bi-annual Garage Sale is scheduled for Labor Day weekend, birthday dinners will continue.

ADDRESSES TO THE BOARD:

- Requested clarification on reasoning for voting on changing camping years from 3 to 7 years.
- Lancers Circle docking area has created parking issues with violations to personal property.
- Gladwin Ice Fishing Tournament error in publicizing Lake Lancelot for use.
- Requested Board to readdress lowering age limit requirements for those using Fitness Center.
- Availability of a digital only Sugar Scoop. Members without electronic devices unable to receive. *Response: Printed copies available at POA Office for a charge. The cost of printing and mailing issues was becoming cost prohibitive.*
- Compliments to the Board on holding an informative, well run meeting.

COMMENTS FROM BOARD MEMBERS:

Social Media monitoring is necessary. Members must realize that negativity is a reflection on the entire community. Postings should be respectful in all manner.

ANNOUNCEMENTS: None

ADJOURNMENT:

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 11:59 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

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

