

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION

(SSPOA)

MINUTES – BOARD OF DIRECTORS MEETING – MARCH 17, 2018

OFFICERS & DIRECTORS PRESENT: President, James Issitt, Vice President, Dale Maxim, Directors: Dennis Hagey, Tom Hug, Lynn Wright, SSPOA GM and Secretary, Robert Neeb.

OTHER MEMBERS PRESENT: Forty-two (42) SSPOA members.

At 10:00 a.m., following the Pledge of Allegiance to the Flag, the March 17, 2018 Sugar Springs Property Owners Association (SSPOA) Board of Directors Meeting was called to order by President, James Issitt at the Sugar Springs Activity Center.

President Issitt opened the meeting with the Regular Order of Business, pursuant to the published Agenda.

Policy regarding recording meetings was read. It is as follows: Any individual that wishes to record an open meeting of the Board of Directors or any committee meeting of Sugar Springs shall meet the following requirements:

Architectural and Environmental Control Committee, Budget and Memorial Committee meetings are always closed meetings and may not be recorded.

1. In advance of any recording, the individual shall disclose their name and disclose the fact that they are recording the meeting. This notice shall be made public so that all individuals at the meeting (whether property owners, committee members, or Board members) are aware that a recording is taking place.
2. The Board of Directors or committee chairperson shall designate a location within the meeting room where recording may take place. The Board or committees are not required to have recording instruments at their table with their members, but the individual recording the meeting shall be provided a location that is reasonably close so that they are able to record.
3. As a policy of Sugar Springs, to be stated at each meeting, no posting or publication of the recorded minutes shall be made on social media without the prior written consent of all individuals being recorded. The purpose of this requirement is to respect the privacy rights of individuals being recorded.

Member, Sue Aldrich video recorded meeting.

ADDITIONS/CHANGES TO THE AGENDA: None

REVIEW AND APPROVE PREVIOUS MEETING MINUTES:

Meeting minutes of the December 9, 2017 Board of Directors Meeting were approved.

M/Wright,S/Maxim

Discussion: None

Motion unanimously approved

TREASURER'S REPORT:

General Manager, R. Neeb reviewed the report. Report accepted as presented.

AMENDMENTS TO THE FINANCIALS: None

GENERAL MANAGER'S REPORT: No report.

COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

AGENDA ITEM XXX-I

Approve ballot for the 2018 Board of Directors Election to be held on June 16, 2018 and refer the approved ballot to the Election Committee for action.

Ballot with complete instructions to include the following candidates:

**Catherine Bowman
Thomas Hug (Incumbent)
W. James Issitt (Incumbent)
Michael Visnaw**

Write In Candidate

Write In Candidate

Motion made to approve ballot for the 2018 Board of Directors Election to be held on June 16, 2018 and refer the approved ballot to the Election Committee for action.

Ballot with complete instructions to include the following candidates:

Catherine Bowman
Thomas Hug (Incumbent)
W. James Issitt (Incumbent)
Michael Visnaw

Write In Candidate

Write In Candidate

M/Wright,S,Maxim

Discussion: President Issitt referred to Director Maxim to lead discussion. Nominating Committee met on Wednesday, March 7, 2018 for the purpose of reviewing the slate of potential candidates for the upcoming election for Member of the Board of Directors and to produce a recommended slate for the Board to consider. The unanimously recommended slate is Catherine Bowman, Thomas Hug, W. James Issitt and Michael Visnaw. All members in good standing. Directors and members discussed the requirements of nominated candidates to be in good standing as stated in SSPOA Bylaws. Ballot will contain a space for write-in votes. Motion unanimously approved.

AGENDA ITEM XXX-II

2018 MEMBER SURVEY SUMMARY

In January 2018, each member in Sugar Springs was mailed a survey requesting their opinions on the various amenities in the community and suggestions for improvements. We received 785 responses out of approximately 2200 mailed, and we thank all those who took the time to complete and return the form.

The Planning/Marketing Committee was then given the task of tabulating the surveys. A detailed analysis and summary using charts and graphs was produced involving more than 20 pages of accumulated data. Those pages are available at the POA office and will be copied for you at a nominal charge.

The following is a brief summary of the findings:

- About $\frac{3}{4}$ of responders are over the age of 60, leaving $\frac{1}{4}$ of responders between 30 and 60. 72% are homeowners, 20% are campers and 8% are those who did not use their property or did not identify how it was used.
- The HEARTH received 222 comments and lakes were 2nd with 141. The Hearth and lakes were foremost in amenity preference and usage. Most comments about the Hearth were very favorable towards food and service but indicated the need for a décor re-do. Coincidentally, the new look at the Hearth was underway as the surveys were in the hands of members.
- Lakes are a huge priority with weed control, dredging and lake levels major concerns. PLM, our lakes management company, is highly regarded in their field and adheres to

- State and Federal guidelines. Weed control applications are heavily dependent on weather and lake temperatures and PLM is always responsive to individual issues. PLM and our Lakes Committee are currently exploring alternate means to the huge expense of dredging our lake bottoms. As for our lake levels, as you may know, are the responsibility of the Gladwin County Drain Commissioner.
- BEACHES, PAVILIONS & BOAT DOCKS: 348 responders had the lakes and beaches listed as their favorite area in Sugar Springs. They would like to see upgrades in playground equipment; improved docking facilities with electrical power available for boat cleaning, plus restricting access to members and guests only. Bath houses at most areas need “sprucing up”.
- ACTIVITY BUILDING AND CENTER: Focus should be on room décor for Center and handicap door entries should be installed.
- There were 62 comments regarding camping lots. Year round camping versus no year round camping are almost tied (similar to deer control issue). Allowing sheds on properties was once again requested.
- Swimming and keeping fit garnered very favorable comments although some felt it was too costly to use. All age groups use the pool equally – while the 50-59 year olds use the Fitness Room a bit more than others.
- Our members LOVE the Walking Trails! Our last survey – almost ten years ago – brought forth the development of walking trails both around Lake Lancelot and enhanced trails at the Chalet/Nature Center. The 30-39 year olds are powerhouse walkers and all ages hope that expansion of trails and possibly handicap accessibility will be considered.
- GOLF came in third to the “preference of amenities” question. Members were most complimentary towards the Golf Pro, staff and grounds. Cost issues were divided between too low and too high. Request for food availability on course was high. Offering “specials” and a discount on second membership within each family were also suggested.
- Developing the AIRPARK with hangar rentals, and hangars without homes be allowed and continued promotional events were priorities.
- CHALET AND CAMPGROUND need sewer/water and electric to all sites and restrooms need updating.
- STORAGE FACILITY should be enlarged and drainage system improvements should continue.

It was also gratifying that a vast majority of responses were favorable towards the operation, condition and availability of all areas within Sugar Springs. Eight-hundred and sixty-two (862) comments/suggestions were made. A few of them were tree planting on commons, the desire for a dog park area, revisiting the revising of Bylaws and Covenants (this requires a yes vote of membership), more 'game courts', bike and walking paths adjacent to roads. Negative remarks were definitely a significant minority. The BOD will continue to strive for improvements to the community as time and finances allow.

PLEASE NOTE: The Association is not involved with road conditions, signs, utility services, waste management or cleaning up litter on roadsides.

COMMITTEE REPORTS:

ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE: (Bd Rep: Ben Baker)

No report.

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 AND GROUNDS COMMITTEE: (Bd Rep: D. Hagey)

Looking forward to committee members returning from Winter trips.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

Members will convene to prepare ballots for June BOD Election. Ballots to be returned by June 15, 2018.

GOLF COMMITTEE: (Bd Rep: D. Dunham)

No report.

LAKES COMMITTEE: (Bd Rep: T. Hug)

No report. Next meeting April 12, 2018, 2 p.m. at Activity Center. Drain Commissioner to resume work on spillway as weather conditions permit.

MEMORIAL COMMITTEE: (Bd Rep: D. Hagey)

No report.

NOMINATION COMMITTEE: (Bd Rep: L. Wright)

Nominations submitted for BOD June Election and reported earlier as part of Agenda Item III-I of this meeting.

PLANNING COMMITTEE: (Bd Rep: L. Wright)

Survey reviewed and summary presented to BOD for this meeting. ‘Awareness of Sugar Springs’ ad campaign continues on WSGW AM (790) radio station and on Thursday evenings PBS Television that carries programs featuring Michigan locations . Next meeting April 19, 2018, 1:30 p.m. at Activity Center.

RECREATION COMMITTEE: (Bd Rep: P. Berg)

Sheri Visnaw, Chairman, announced that the Winterfest was cancelled due to lack of snow, Poolfest in February was a huge success with 115 swimmers in attendance. Potluck dinners continue. Plans for a Derby party, dinner dance, Ice Cream Social on May 27 and a road rally are underway. Birthday dinners continue. Members are asked to check the calendar on the Sugar Springs Website for events times and places.

ADDRESSES TO THE BOARD:

Members had interest in BOD investigating electronic filing for membership voting capabilities; process of tracking responses to “ Awareness of Sugar Springs” ad Campaign; timeline for BOD June Election Ballots, Land Bank Sale and history of POA owned lots; user fees for Fitness Center/Pool, A&E activities and violations issued with total audit of properties within community; camping rules and regulations; update on beach houses; better signage on walking trails; Sugar Scoop availability to non-technology using members and use of survey results.

Additionally, compliments to committees and the BOD involved in following Bylaws and Covenants rulings to continue making Sugar Springs an attractive and appealing community.

COMMENTS FROM BOARD MEMBERS:

Members were thanked for participating in meeting and urged to visit the updated Hearth. In lieu of using social media for questions, the Sugar Springs Website – sugarsprings.net – is a good avenue for comments and questions. Specific questions will be forwarded to Board Members or Committee Chairpersons for appropriate action. The Board strives to be consistent with adhering to the rules and regulations set forth in Bylaws and Covenants.

ANNOUNCEMENTS:

None

ADJOURNMENT:

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 11:35 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary

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

