

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

ANNUAL MEMBERSHIP MEETING MINUTES – JUNE 15, 2019

OFFICERS & DIRECTORS PRESENT: President, James Issitt, Vice President, Dale Maxim, Directors: Patricia Berg, Catherine Bowman, Dale Dunham, Dennis Hagey, Tom Hug, Lynn Wright; SSPOA Secretary and General Manager, Robert Neeb, SSPOA Treasurer, Matt Schindler and Recording Secretary, Judith Sullivan.

OTHERS PRESENT: Guest, Steve Koehler, representing McMahan, Thomson & Associates (Auditors) and ninety-one (1) SSPOA Members.

At 1:00 p.m., the June 2019 Sugar Springs Property Owners Association (SSPOA) Annual Membership meeting was called to order by President, James Issitt, at the Sugar Springs Activity Center.

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

President Issitt read the Resolution regarding recording of meeting minutes. No video recording taken.

ADDITIONS/CHANGES TO THE AGENDA: None.

REVIEW AND APPROVE PREVIOUS MEETING MINUTES:

Minutes of June 16, 2018 Annual Membership Meeting and the June 16, 2018 Board of Directors Meeting were approved September 15, 2018.

FINANCIAL REPORTS:

TREASURERS' REPORT:

Treasurer, Matt Schindler, submitted the 2019 Budget and Prior Years Sales Summary to the Board prior to this meeting. This information was also included in the meetings information packet and will also be available at the POA office.

AUDITORS REPORT:

Steve Koehler, Auditor with McMahan, Thomson & Associates stated the following: " Our firm has done the audit for Sugar Springs for many years. I met with SSPOA Staff and BOD prior to this meeting to go over the audit in detail. I will give a brief synopsis of our report with highlights and charts which are provided to you. There are no concerns by us. Your staff does a great job of reporting and provided proper and detailed reports of all financials. Overall, Sugar Springs is in great financial shape." He then presented a paper report available to members that included information on Revenues and Expenses, Source of Revenues, Expenses, Restaurant Revenues and Expenses and Golf Course Revenues and Expenses. He pointed out that the Hearth had an increase in sales and were doing a fine job with cost containment. Both the restaurant and golf course experienced slight increases in expenses due to minimum wage increases. In closing he continued: " Auditors agreed that all information was provided, full disclosure and total transparency during review and that no issues were found. Sugar Springs is in good financial condition. We discussed the cash position of the organization and spending funds for capital improvements. The BOD has done an excellent job with financials and there again are no concerns."

PRESIDENTS REPORT:

President Issitt read the following: We are making significant progress but have a long road to travel. A special thanks from the Board to each and every person who volunteers their time to serve on committees. These people are our life bloods. Their recommendations assist Board in planning and decision making at each turn. A very special thank you to those individuals who go above and beyond are the chairpersons of these committees. The BOD wants to recognize all volunteers with such things as the Arts and Crafts Show, the Ice ream Social, Dances, the Rummage Sale and Golf Tournaments. Thank you to you all. I purposely want to thank the other BOD members as well as our GM, Bob Neeb and the POA staff for supporting me while I am in this position. Their help is invaluable. I hope you'll all agree that we have a tremendous jewel here and that you will continue to support the Board in its effort to take Sugar Springs to the next level.

STANDING COMMITTEE ANNUAL REPORTS:

ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE: (Bd Rep: D. Hagey)

Scott Jones, Chairperson, submitted a report prior to this meeting. The committee completed over 123 actions during the year ended June 2019. The breakdown included 5 lot consolidations, 2 new homes, 6 new garages, 11 outbuildings, 12 home additions, 16 color changes, 7 well houses, 23 lot modifications and miscellaneous 39.

BUDGET COMMITTEE: (Bd Rep: D. Maxim)

Joe Lowe, Chairperson, submitted a report prior to this meeting. Committee met and using recommendations from Treasurer, GM and BOD, established budget for the coming year. As stated earlier by the Auditor from the outside firm, Sugar Springs responsibly reports and from a laymans position, we are in excellent condition.

BUILDING & GROUNDS COMMITTEE: (Bd Rep: L. Wright)

Chairperson, Don DeMatio, submitted a report prior to this meeting. A limited budget was available for new projects, therefore those projects were put on hold.

Committee focused on maintaining the new Lake Circle Trail and checking maintenance on beach club playscapes. They anticipate overseeing the design and building of a new bathhouse at Manchester Beach Club. Monitoring of walking trails will continue.

ELECTION COMMITTEE: (Bd Rep: D. Dunham)

Connie Gullen, Chairperson, submitted a report prior to this meeting. Committee responsible for mailing ballots, validating and counting them upon return. 2018-2019 responsibilities included the BOD Election in June 2018, Camping on Lots for Berkshire and Salisbury realms, and the BOD Election in June 2019.

GOLF COMMITTEE: (Bd Rep: P. Berg)

No report available.

LAKES COMMITTEE: (Bd Rep: T. Hug)

Chairperson, Tim Stegeman, submitted a report prior to this meeting. Tom Hug, BOD Rep, gave an overview of Committee accomplishments for the year. Water Treatment: weed and algae control, aeration evaluation, necessary permits for pumps and hoses. Water Testing: Continued and Ecoli testing done prior to each major summer holiday. Silt trap monitoring continues and will be emptied more than once a year to improve their efficiency. Boater Safety Class had good attendance and Lakes Committee now handling the install and removal of swimming buoys. The Committee will work with the Sugar Springs Lake Authority Board to further maintain the integrity of the dam and its related mechanical gates. They will continue to follow the "Score the Shore" program and evaluate the placement of No Wake Signs.

NOMINATING COMMITTEE: (Bd Rep: D. Hagey)

Scott Jones, Chairperson, submitted a report prior to this meeting. Nominations were submitted to the BOD in February, 2019.

PLANNING COMMITTEE: (Bd Rep: D. Maxim)

Chairperson, Ernie Sullivan, submitted a report prior to this meeting. Committee member, Don Decker read the report which included polling Sugar Springs Committees seeking their

recommendations for future planning. Marketing endeavors continue with the use of radio promotions on WSGW (790 am) and television advertising on WCMU. Print ads were also placed in the Gladwin Chamber of Commerce magazine.

RECREATION COMMITTEE: (Bd Rep: T. Hug)

Chairperson, Pat Issitt, submitted a report prior to this meeting. Highlights of events were Arts and Craft Show/Bake Sale/Concessions, Elvis concert, Volunteer Appreciation Award (presented to Marge Shaffer), participation in Trunk or Treat, Card Party, Athletic Game TV parties, Christmas Tree Lighting and Cookies with Santa, Winterfest, Super Bowl Party, Potlucks, Pool Fest, Dinner Dance, Ice Cream Social, Bocce Ball, Pickle Ball and Corn Hole.

Donations/Purchases included CD player for Water Aerobics, new chairs for Hearth, coloring books, Butman Twp Fire Dept Golf Outing, award plaque, storage units, both large and small refrigerators, fans for pool and Sugarcise, fireworks, cakes for Birthday Dinners, sound bars for large screen TV, B&G Appreciation Lunch, equipment for Corn Hole and Pickle Ball, Christmas Kindness Elvis Concert.

AD HOC COMMITTEES:

AIRPARK COMMITTEE: (Bd Rep: C. Bowman)

Chairperson, Mitch Kahn, submitted a report prior to this meeting. Committee gifted to Sugar Springs POA a storage building structure made possible with fund raising events and very generous donations from members. Phase II of the Airpark building program will be construction of an observation pavilion for use by all of the community. This Phase necessitates a major fund raising project to be held in the near future. The 2018 Fly-In breakfast was an overwhelming success and the plans for the August 17, 2019 event are underway.

CAMPING COMMITTEE: (Bd Rep: C. Bowman)

Chairperson, Martha Grubbs, submitted a report prior to this meeting. Committee partnered with A&E Committee to review/update camping regulations. Sponsored events were the Meet and Greet Picnic, 2nd Annual Boat Parade and a Trunk or Treat Afternoon for youth. A close relationship with the Airpark Committee has been established giving the ability to share needed equipment for events. Fund raising included the sale of wearing apparel, a raffle and a returnable can collection. Through these efforts committee was able to donate \$ 500 towards

the fireworks fund. Goals include the continuation of voice for campers, to remain a positive voice with the SS community and the unification of campers and homeowners alike through events and involvement.

MEMORIAL COMMITTEE: (Bd Rep: L. Wright)

Chairperson, Jo Hagey, submitted a report prior to this meeting. Memorials received honored Joyce Bayer, Harold Bloom, Doug Brubaker, Joann Doyle, Sally Groppuso, Leonard Heyza, Robert Higgins, J. Paul Hynes, Debbie Mahaffy, Thelma Mitchell, MJ Morrell, Ginger Rennaker, Fred Schmidt, Doris Watson and Herbert Weihs. Projects have been directed towards golf course trees, benches, fountain repair on golf course and flowers. Volunteers were thanked for donating hanging baskets and volunteering to maintain them.

PRESENTATION OF CERTIFICATES OF APPRECIATION:

Certificates of Appreciation were presented to Lynn Wright and Dale Maxim in recognition of their service on the Board of Directors.

2019 BOARD OF DIRECTORS ELECTION RESULTS:

On behalf of the Election Committee, Janet Tate announced the following results.

Seven (7) Candidates ran for two (2) positions, each term is for three (3) years.

Directors Term Expiring:

Lynn Wright
Dale Maxim

Tabulation of Votes:

Frank Best	99
Ronald Greene	175
Anthony Haag	475
John Hawkins	447
Jennifer Kroll	301
Dale Maxim	355
Michael Visnaw	314

There were 2,442 eligible member votes

Three (3) individuals received write in votes, totaling three (3) votes.

Del Wood – 1 James Stormshak – 1 Rick Davis – 1

Total voided ballots – seven (7) representing nine (9) votes.

Without objection, President Issitt declared Anthony Haag and John Hawkins winners of the June 15, 2019 SSPOA Board of Directors Election and will serve terms for the years 2019, 2020 and 2021.

COMMENTS FROM THE FLOOR:

The Airpark Committee respectfully requests that members and guests keep all vehicles off of the Airpark runway. Park only in 'Parking Area'. The Airpark property is not a golf driving range nor a snowmobile course. Damage has been done to the runway cones which had to be replaced. Enjoy the Airpark but please respect the property! An inquiry was made as to organizing a Goose Round Up for 2019. The association was not forwarded an application from the State of MI, therefore no Round Up will occur this year.

GENERAL MANAGERS COMMENT: R. Neeb reported that a Sugar Springs Lakes Authority Board has been formed to assist County with lake issues. Members are from Sugar Spings, Butman Township and Gladwin County. Repairs are paid for through taxes. The Sugar Springs Dam is in good condition. New gates and fences have been erected in our area.

ADJOURNMENT OF THE 2019 ANNUAL MEETING:

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 1:55 p.m.

Respectfully submitted,

Judith Sullivan

Recording Secretary, Sugar Springs Property Owners Association

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

