

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

MINUTES – BOARD OF DIRECTORS MEETING – MARCH 16, 2019

OFFICERS AND DIRECTORS PRESENT: President, Jim Issitt, Vice President, Dale Maxim:
Directors: Catherine Bowman, Dennis Hagey, Thomas Hug, Lynn Wright; and SSPOA GM,
Robert Neeb.

OTHER MEMBERS PRESENT: Sixty-four (64) SSPOA members.

At 10:00 a.m., following the Pledge of Allegiance to the Flag, the March 16, 2019 Sugar Springs Property Owners Association (SSPOA) Board of Directors Meeting was called to order by President, Jim Issitt at the Sugar Springs Activity Center.

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. Member, Sue Aldrich, agreed to comply with requirements and recorded the meeting.

ADDITIONS/CHANGES TO THE AGENDA:

Added AGENDA III-VIII: Approve Proposal to OHM (General Contractor) for Design of Manchester Beach House

REVIEW AND APPROVE PREVIOUS MEETING MINUTES:

Minutes of December 8, 2018 Board of Directors Meeting, January 11, 2019 Special Board of Directors Meeting and February 8, 2019 Special Board of Directors Meeting.

Motion to approve three meetings

M/Maxim,S/Hug

Unanimously approved

TREASURERS' REPORT:

Report was read and accepted as presented.

Motion to accept:

M/Bowman,S/Wright

Motion accepted and approved

AMENDMENTS TO THE FINANCIALS:

None

GENERAL MANAGERS REPORT: No prepared report. GM available to provide information and answer all questions introduced during meeting.

COMMUNICATIONS:

Announcement made for Campers to get stickers ASAP. Camping permitted beginning the first weekend in April. Campers are to check with office for condition and availability of storage area.

OLD BUSINESS:

None

NEW BUSINESS:

AGENDA ITEM III-I

Approve Board of Directors Ballot for 2019 Election

Motion made to approve Board of Directors Ballot for 2019 Election

M/Hagey,S/Wright

Discussion: The Nominating Committee met on March 5, 2019 for the purpose of reviewing the slate of potential candidates for the upcoming election for Member of the Board of Directors and produce a recommended slate for the Board to consider. The unanimously recommended slate is: Frank Best, Ronald Greene, Anthony Haag, John Hawkins, Jennifer Kroll, Dale Maxim and Mike Visnaw. Ballots to be sent to members in May for June Election. Bios will appear in May Scoop and a Meet the Candidates meeting will be scheduled for May.

Motion approved/Five (5) Ayes; One (1) Nay

AGENDA ITEM III-II

Approve transfer of \$ 120,000 from the General Fund to the “Building Fund” restricted account

Motion made to approve transfer of \$ 120,000 from the General Fund to the “Building Fund” restricted account.

M/Bowman,S/Maxim

Discussion: This action is done annually. Restricted Account governed by Covenants.

Roll Call Vote:

Six Ayes, two members not present. Motion unanimously approved.

AGENDA ITEM III-III

Approve \$ 18,679.99 in additional expenses for network/internet setup. (This expenditure was previously approved by email vote to BOD in December, 2018.)

Motion made to approve \$ 18,679.99 in additional expenses for network/internet setup. (This expenditure was previously approved by email vote to BOD in December, 2018.)

M/Wright,S/Maxim

Discussion: Prior Internet Provider out of business and 2018 damage to POA equipment necessitated expense.

Roll Call Vote:

Six Ayes, two members not present. Motion unanimously approved.

AGENDA ITEM III-IV

Approve \$ 8,099.98 for new camera system at Activity Center and Hearth. (This expenditure was previously approved by email vote to BOD in January, 2019. It replaces system stopped working that was purchased prior to 1998.)

Motion to approve \$ 8,099.98 for new camera system at Activity Center and Hearth. (This expenditure was previously approved by email vote to BOD in January, 2019. It replaces system stopped working that was purchased prior to 1998.)

M/Maxim,S/Hug

Discussion: Necessary for safety of members.

Roll Call Vote:

Six Ayes, two members not present. Motion unanimously approved.

AGENDA ITEM III-V

Approve OHM design contract for Hearth Restaurant enhancements

Motion made to approve OHM design contract for Hearth Restaurant enhancements

M/Hug,S/Wright

Discussion: OHM is a General Contractor company. Prior design proposal will be modified due to construction costs and lack of assessment requests passing.

Motion unanimously approved.

AGENDA ITEM III-VI

Approve capital expenditure from the SSPOA “Building Fund” for up to \$ 400,000 for Hearth Restaurant enhancements

Motion to approve capital expenditure from the SSPOA “Building Fund” for up to \$ 400,000 for Hearth Restaurant enhancements

M/Maxim,S/Hug

Discussion: Director Maxim reviewed the history of Phases 1 and 2 with Phase 1 (Pool and Activity Center) loans being paid off early. Funds have now been saved to proceed with Phase 2. Original proposed plan has been modified due to construction costs and lack of assessment increases. General Contractors construction plan will meet codes for new restrooms compliant with American Disability Act rules, the bar area will be expanded into the deck area, sewer system will be addressed. Surveys and member comments all indicated the desire to enhance and improve the Hearth. Restaurant sales have increased.

Roll Call Vote:

Six (6) Ayes, two members not present. Motion unanimously approved.

NOTE: In Addresses to the Board section, a member questioned the stated amount without getting estimates. Board replied that if construction estimates exceed approved amount, the enhancement proposal will again be addressed.

AGENDA ITEM III-VII

Continuance of Anthony Papa “member-not-in-good-standing”

Motion made to approve Continuance of Anthony Papa “member-not-in-good-standing”

M/Hagey,S/Bowman

Discussion: None

Motion unanimously approved

AGENDA ITEM III-VIII

Approve proposal to OHM (General Contractor) for design of Manchester Beach House

Motion made to approve proposal to OHM (General Contractor) for design of Manchester Beach House

M/Hug,S/Maxim

Discussion: None

Motion unanimously approved

STANDING COMMITTEE REPORTS:

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

Scott Jones, Chairman, reported minimal action for first quarter of year. One (1) new home construction approved.

AIRPARK COMMITTEE: (Bd Rep: C. Bowman)

Mitch Kahn reviewed 2018 activities which were all successful. New building interior being enhanced with assistance from volunteers.

CAMPING COMMITTEE: (Bd Rep: C. Bowman)

April 6 scheduled to begin season. Campers are asked to check on conditions of storage area and individual lots prior to set-ups. Permits/stickers available at POA Office.

BUDGET COMMITTEE: (Bd Rep: D. Maxim)

No report.

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

No report.

ELECTION COMMITTEE: (Bd Rep: D. Dunham)

Ballot for upcoming Election for Board of Directors was approved earlier in this meeting. Ballots to be mailed in May for June Election. Two positions open.

GOLF COMMITTEE: (Be Rep: P. Berg)

No report.

LAKES COMMITTEE: (Bd Rep: T. Hug)

New gates have been installed. Lake level will be raised in May. Feeder tube issue being resolved.

MEMORIAL COMMITTEE: (Bd Rep: L. Wright)

No report:

NOMINATION COMMITTEE: (Bd Rep: D. Hagey)

Board of Directors Ballot for 2019 Election is listed as Agenda Item III-I at this meeting. BOD approved Ballot.

PLANNING COMMITTEE: (Bd Rep: D. Maxim)

No report

RECREATION COMMITTEE: (Bd Rep: T. Hug)

Winter activities included a Snow Fest at the Chalet and a Pool Party. Both were well attended and attendees and volunteers were thanked. Ice Cream Social scheduled for Sunday, May 26, Craft Fair and Bake Sale, July 6 and Rummage Sale drop-off donations August 30 with sale held on August 31. Members encouraged to save usable items to be donated until drop-off date.

ADDRESSES TO THE BOARD:

Member voiced concern over BOD willing to approve Capital Expenditure from Building Fund without addressing actual costs. ***Response: This approval was agreed upon in order to allow General Contractor to initiate an opinion on probable construction costs. If proposed project costs are prohibitive, project will be re-addressed.***

Members continue to applaud BOD on making decisions that are in the best interest of the community. Also addressed was the availability of administrative records, real estate sales, hours of operation at The Hearth, hoping for a more family friendly atmosphere in restaurant and congratulations to the kitchen staff on winning the Souper Challenge for Gladwin County.

COMMENTS FROM BOARD MEMBERS:

None

ANNOUNCEMENTS:

None

ADJOURNMENT:

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 11:56 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary

Lynn Wright, Corporate Secretary, Sugar Springs Property Owners Association

