

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

**BOARD OF DIRECTORS MEETING – SEPTEMBER 21, 2019**

**OFFICERS & DIRECTORS PRESENT:** President, James Issitt, Vice President, Tom Hug; Directors: Patricia Berg, Catherine Bowman, Dale Dunham, Tony Haag, John Hawkins, Dennis Hagey; SSPOA General Manager, Robert Neeb and Recording Secretary, Judith Sullivan.

**OTHERS PRESENT:** Seventy-five (75) SSPOA members.

At 10:00 a.m., the September 21, 2019 Sugar Springs Property Owners Association (SSPOA) Membership meeting was called to order by President, James Issitt, at the Sugar Springs Activity Building.

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

**ADDITIONS/CHANGES TO THE AGENDA:** None

**REVIEW AND APPROVE PREVIOUS MEETING MINUTES:**

Minutes of March 16, 2019

Minutes of June 15, 2019 Board of Directors Organizational Meeting

Minutes of the June 15, 2019 Annual Membership Meeting

Motion to approve three meetings.

M/Dunham, S/Hug

Discussion: None

Motion unanimously approved

**FINANCIAL REPORTS:** R. Neeb read the Financial Report for August 2019. The year to date revenue is up from the same period last year and the best it's been since 1999. He thanked all for supporting both The Hearth and the Golf Course.

**TREASURERS' REPORT:** Report was read and accepted as presented.

**AMENDMENTS TO THE FINANCIALS:** None

**GENERAL MANAGERS REPORT:** R. Neeb reported that not all of the Town Hall material was sent via the Sugar Scoop, but it will be sent out in its entirety during the ensuing week. Lakes Committee is diligently working on removing buoys, docks will be lifted in October and lake levels will be lowered mid-October. Campers are reminded to remove items from their property that are not allowed during the non-camping season.

**COMMUNICATIONS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**AGENDA ITEM IX-I**

**Approve the following lot consolidations:**

- **Winchester Realm – Lots 196-197**
- **Salisbury Realm – Lots 128-129**
- **Sir Richards Realm – Lots 165-166**
- **Fairfield Realm – Lots 33-34**
- **Highlander II – Lots 380-381**

Motion made to Approve the following lot consolidations:

- Winchester Realm – Lots 196-197
- Salisbury Realm – Lots 128-129
- Sir Richards Realm – Lots 165-166
- Fairfield Realm – Lots 33-34
- Highlander II – Lots 380-381

M/Berg,S/Hug

Discussion: None

Roll Call Vote: Motion unanimously approved

#### **AGENDA ITEM IX-II**

**Election Committee announcing results of the Camping on Lots Vote for**

- **Hamilton**
- **Highlander II**
- **Highlander IV**
- **Kings**
- **Sir Richards**
- **North Westchester**
- **South Westchester**
- **Queens**

**Number of eligible votes:**

<b>Hamilton</b>	<b>97</b>
<b>Highlander II</b>	<b>224</b>
<b>Highlander IV</b>	<b>34</b>

<b>Kings</b>	<b>206</b>
<b>Sir Richards</b>	<b>176</b>
<b>North Westchester</b>	<b>47</b>
<b>South Westchester</b>	<b>10</b>
<b>Queens</b>	<b>176</b>

<b>Ballot Results:</b>	<b>NO</b>	<b>YES</b>	<b>APPROVED</b>
<b>Hamilton</b>	<b>34</b>	<b>37</b>	<b>X</b>
<b>Highlander II</b>	<b>17</b>	<b>90</b>	<b>X</b>
<b>Highlander IV</b>	<b>6</b>	<b>13</b>	<b>X</b>
<b>Kings</b>	<b>18</b>	<b>99</b>	<b>X</b>
<b>Sir Richards</b>	<b>8</b>	<b>101</b>	<b>X</b>
<b>North Westchester</b>	<b>4</b>	<b>28</b>	<b>X</b>
<b>South Westchester</b>	<b>4</b>	<b>5</b>	<b>X</b>
<b>Queens</b>	<b>31</b>	<b>76</b>	<b>X</b>

**Total voided ballots – 3 – representing – 5 – votes.**

**Other: No ballot returned in envelope representing – 2 – votes.**

**Approve Camping on Lot Election Report – September 21, 2019 to allow camping on lots in the following realms: Hamilton, Highlander II, Highlander IV, Kings, Sir Richards, North Westchester, South Westchester, Queens.**

Motion made to Approve Camping on Lot Election Report – September 21, 2019 to allow camping on lots in the following realms: Hamilton, Highlander II, Highlander IV, Kings, Sir Richards, North Westchester, South Westchester, Queens.

M/Haag,S/Bowman

Discussion: None

Motion unanimously approved

### **AGENDA ITEM IX-III**

**Approve Construction Proposal from Great Lakes Bay Construction, Inc., 2525 N. Eastman Road, Midland, MI to construct a new bathhouse at the Manchester boat launch for a price of \$ 143,000.00 and to do renovations to The Hearth Restaurant bathrooms, bar area, and add a new four-season addition and outdoor deck for a cost of \$ 406,500.00. Total of both projects \$ 549,500.00.**

**Entire project will be financed by funds previously set aside in Association reserve accounts.**

Motion made to Approve Construction Proposal from Great Lakes Bay Construction, Inc., 2525 N. Eastman Road, Midland, MI to construct a new bathhouse at the Manchester boat launch for a price of \$ 143,000.00 and to do renovations to The Hearth Restaurant bathrooms, bar area, and add a new four-season addition and outdoor deck for a cost of \$ 406,500.00. Total of both projects \$ 549,500.00.

Entire project will be financed by funds previously set aside in Association reserve accounts.

M/Hagey,S/Bowman

Discussion: Director Hagey noted that member survey preceded initial project of Phase I which was finalized and completely paid off. Phase II dealt with restaurant renovations. We must be compliant with American Disabilities Act. Monies have accumulated and are available to pay for project without loans. The BOD feels the timing is right as the aging structure (sewers, refrigeration, etc.) need to be dealt with. Director Hawkins feels that the project has merit, but the process that was used to arrive at this point should be addressed. He feels that the membership should have been informed of this earlier than March of 2019. Would like the issue tabled until matter is fully discussed with members.

Roll Call Vote: Berg, Aye; Bowman, Aye; Dunham, Aye; Haag, Aye; Hawkins, No; Hagey, Aye; Hug, Aye; Issitt, Aye. Motion approved.

### **AGENDA ITEM IX-IV**

**Approve leaving the base rate of yearly assessment at current rate of \$ 440.00 per lot for the 2020 and 2021 calendar years. Approving changing the base rate to \$ 465.00 for the 2022 calendar year.**

**The Board of Directors is also setting Saturday, November 2, 2019 as the date of the special membership meeting to vote on the proposal.**

Motion to Approve leaving the base rate of yearly assessment at current rate of \$ 440.00 per lot for the 2020 and 2021 calendar years. Approving changing the base rate to \$ 465.00 for the 2022 calendar year.

The Board of Directors is also setting Saturday, November 2, 2019 as the date of the special membership meeting to vote on the proposal.

M/Bowman,S/Hagey

Discussion: Primary concern is to keep Sugar Springs moving forward. Funds must be replenished in future years. There has been no increase in Assessment Dues since 2011.

Roll Call Vote:

Motion unanimously approved.

## **STANDING COMMITTEE REPORTS:**

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

Noel Clark gave report. The Committee reported actions taken for this period – 4, for the year – 8. These included Home or garage additions – 6; outbuildings – 4; well houses – 2; re-side, re-roof – 7; maintenance, decks – 4; lot modifications – 4; violation letters – 69; No camping permits – 43 (97% complied); trailer parking violations – 12, other – signs, dock placement, etc. – 14, legal referral – 2); and other – 6. Issues covered were 1) Camping permits posted where they can be seen with a drive-by, 2) Building vertical structures within 75' of lake, 3) Beginning any construction before checking with Committee. To improve this, Committee has created a simplified list of requirements for all new construction.

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

No report.

**BUILDING & GROUNDS COMMITTEE:** (Bd Rep: T. Haag)

Minutes of July 16, 2019 and August 5, 2019 meetings were provided to the Board prior to this meeting. Due to a shortage of employees (no response to employment ads), some work and projects have been be outsourced. Volunteers are updating the walking trail map and providing tree identification. Misuse of dumpsters at the beach clubs continue to be a problem. Playground equipment conditions are being addressed.

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

On behalf of the Committee, Jan Salowicz announced the results of Camping on Lot Election held on September 21, 2019. The results are listed as Agenda Item IX-II of these Minutes.

**GOLF COMMITTEE:** (Bd Rep: P. Berg)

Minutes of May 13, 2019 and August 22, 2019 were provided to the Board prior to this meeting. Working with The Hearth staff continues to assure success for golf outings, investigating a better water station, volunteer projects and meeting dates have all been covered.

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

Minutes of June 5, 2019, July 11, 2019 and September 12, 2019 meetings were provided to the Board prior to this meeting. E.Coli testing has been completed throughout the summer, buoys have been placed at beach clubs by Committee members and will be removed at the appropriate times. Boater Safety Class was successful. PLM Reports are issued at each meeting. Boater safety issues remain at the forefront with members needing to be reminded constantly of Boat Rules and Regulations. Lakefront owners are asked to stop using all fertilizers that contain Phosphorus on lawns. Aeration permits are in the process of awaiting approval.

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

No report.

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

Minutes of July 18, 2019 meeting provided to the Board prior to this meeting. Committee will work with BOD on Town Hall Meeting tentatively scheduled for August 24, 2019. Members to meet with specialists in Digital Target Marketing in order to address marketing for Sugar Springs and its amenities.

**RECREATION COMMITTEE:** (Bd Rep: J. Hawkins)

Minutes of May 14, 2019, July 9, 2019, August 13, 2019 and September 10, 2019 meetings were provided to the Board prior to this meeting. Chair, Pat Issitt reported that the Ice Cream Social was well attended, Craft Show had emergency change of plans due to weather conditions but had very favorable comments from both vendors and attendees. The Bi-annual Rummage Sale was well attended. Volunteers for all events were thanked. New flooring in Activity Building was partially paid for by Committee. Future sponsored events are the annual Card Party on October 21, MI/MSU Football Party on November 16, and Cookies and Cocoa with Santa and Christmas Tree Lighting will be held on November 30. Birthday dinners continue with Darlene Chubb as Chair.

**AD HOC COMMITTEES:**

**AIRPARK COMMITTEE:** (Bd Rep: C. Bowman)

Minutes of June 15, 2019, July 13, 2019 and August 4, 2019 meetings were provided to the Board prior to this meeting. Review of utility services needed is being done. Airpark Fly In breakfast was a huge success with 550 persons being served. Committee is grateful for all volunteers and supporters.

**CAMPING COMMITTEE:** (Bd Rep: C. Bowman)

Minutes of May 18, 2019, June 8, 2019 and August 3, 2019 meetings were provided to the Board prior to this meeting. Chair, M. Grubbs shared goals which included erecting Kayak/Canoe storage and launch areas and the continued financial support towards Sugar Springs Fireworks fund. The bottle/can collection drive is very successful. Boat Parade in August was well received with decorated boats and shoreline spectators. Trunk or Treat and Halloween Dinner Dance plans are underway. All volunteers thanked.

## **MEMORIAL COMMITTEE: (Bd Rep: P. Berg)**

Chair, J. Hagey announced a new project underway. A Memorial Library will be built in a corner of the Activity Center Lobby. Shelves will have donated books for both adults and children and a small seating area for comfort. This will be operated on an honor system – need a book, take a book; leave a book – help yourself. Members are asked to donate books. Monetary donations will also be appreciated with checks made out to Sugar Springs Memorial denoted in the memo area “Library”. Books may be dropped off at the POA Office or the Activity Center. Operating hours will be dependent on Activity Center hours of operation.

## **ADDRESSES TO THE BOARD:**

Member comments/suggestions/questions included

- Lack of restaurant availability during Golf outings
- Propose a Homeowners Committee to ensure that homeowners who rent property have Rules and Regulations strictly enforced. Also be financially responsible for additional load on roads, sewers, lakes, beaches, other amenities
- Compliments to BOD for being fiscally responsible regarding construction. Forecast is for construction material to increase 3-10% per year, so timing is appropriate
- Reminding members of Lake Rules and enforcement of same
- Continuation of events that support Gladwin Veterans
- Lakefront issues with silt buildup

## **COMMENTS FROM THE BOARD:**

The BOD has made decisions based on Member Surveys and wishes. Sugar Springs is financially sound and has done due diligence in making decisions. All amenities have value and should be subsidized. Town Hall attendees were thanked and Director Dunham re-enforced the necessity to have cash on hand to have the ability to meet the needs of the community.

Members were reminded to remove fallen leaves away from lake and to refrain from using phosphates while fertilizing lawns. Volunteers are always needed and appreciated. It is hoped that Social Media is not used to divide the community and members should choose comments that are respectful. New BOD members Tony Haag and John Hawkins were welcomed.

**ANNOUNCEMENTS:**

None

**ADJOURNMENT:**

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 11:36 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary

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

