

**SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION  
(SSPOA)  
BOARD OF DIRECTORS MEETING – DECEMBER 7, 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:** Thirty-nine (39) SSPOA Members.

At 10:00 a.m., the December 7, 2019 Sugar Springs Property Owners Association (SSPOA) Membership meeting was called to order by President, James Issitt, at the Sugar Springs Activity Building.

No one requested permission to record the meeting.

Following the Pledge of Allegiance to the Flag, 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:**

Motion made to approve Minutes of September 21, 2019 meeting.

M/Dunham,S/Hug

Discussion: None

Motion unanimously approved

**FINANCIAL REPORT:**

Read by SSPOA GM Robert Neeb.

**TREASURERS' REPORT:** Accepted as reported.

**AMENDMENTS TO THE FINANCIALS:** None.

**GENERAL MANAGERS REPORT:** GM Robert Neeb announced that an email notice went out on December 6 informing members of new construction updates. Manchester Bath House project is underway, awaiting trusses to be delivered on December 12 and builders are anticipating having it walled in asap. As of last week, the Gladwin County Zoning Commission has approved the addition to the Hearth and preparations are in place to begin removing the deck. They will be doing a small amount of work on inside working initially on wiring necessary to meet future needs. During construction the Hearth staff will do its best to remain open as much as possible.

Some crime in the area occurred recently with unlocked autos being entered and articles removed. Members are reminded to be vigilant of surroundings and report suspicious activities to the local police. The POA Office always makes police reports when notified. Due to heavy rains all season, the lake levels remain high in spite of levels being lowered in October.

**COMMUNICATIONS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**AGENDA ITEM XII-I**

**Approve dates for the 2020 Board of Directors Meetings and the Annual Membership meeting. Dates to be March 21, 2020, 10:00 a.m. at the Activity Building; June 20, 2020 (immediately following Annual Meeting) at the Activity Center; September 19, 2020, 10:00 a.m. at the Activity Building; December 12, 2020, 10:00 a.m. at the Activity Building. The Annual Membership Meeting is June 20, 2020, 1:00 p.m. at the Activity Center.**

Motion made to Approve dates for the 2020 Board of Directors Meetings and the Annual Membership meeting. Dates to be March 21, 2020, 10:00 a.m. at the Activity Building; June 20, 2020 (immediately following Annual Meeting) at the Activity Center; September 19, 2020, 10:00 a.m. at the Activity Building; December 12, 2020, 10:00 a.m. at the Activity Building. The Annual Membership Meeting is June 20, 2020, 1:00 p.m. at the Activity Center.

M/Dunham,S/Hug

Discussion: None

Motion unanimously approved

**AGENDA ITEM XII-II**

**Approve Assessment Base Rate for 2020 Calendar Year**

Motion made to Approve Assessment Base Rate for 2020 Calendar Year

M/Hawkins,S/Dunham

Discussion: As approved by membership vote on November 2, 2019

Motion unanimously approved

**AGENDA ITEM XII-III**

**Approve the 2020 Operating Budget, Annual Lake Assessment and User Fee Schedule**

Motion made to Approve the 2020 Operating Budget, Annual Lake Assessment and User Fee Schedule

M/Hug,S/Berg

Discussion: 2020 User Fee Schedule has all fees remaining unchanged from previous year.  
Roll Call Vote: Berg (Aye); Bowman (Aye); Dunham (Aye); Haag (Aye); Hawkins (Aye); Hagey (Aye); Hug (Aye); Issitt (Aye) – Ayes=Eight (8); Motion unanimously approved

#### **AGENDA ITEM XII-IV**

##### **Approve Member Lot Consolidations**

Motion made to Approve Member Lot Consolidations

M/Hagey,S/Berg

Discussion: Consolidations were for Lots 188/189 and 187 (Land Bank) in Winchester Realm and Lots 24 and 25 in Highlander Realm

Motion unanimously approved

#### **AGENDA ITEM XII-V**

##### **Approve Women’s and Men’s Golf Tournament Schedule for 2020 Season**

Motion made to Approve Women’s and Men’s Golf Tournament Schedule for 2020 Season

M/Berg,S/Hug

Discussion: Other privately sponsored tournaments (i.e. – Veterans and Hug Tournaments) will also occur and will be well publicized prior to dates selected

Motion unanimously approved

#### **AGENDA ITEM XII-VI**

##### **Approve requested AECC Committee Rules and Policies language changes**

Motion made to Approve requested AECC Committee Rules and Policies language changes

M/Hagey,S/Bowman

Discussion: Language changes are as follows: In Sugar Springs Rules for Camping, page 8, Section 5 – add at the end of section 5 – “At no time is solo tent camping allowed.

Tents on camping lots are allowed only when a camping unit with a qualified sewer connection is present and available.” And in Sugar Springs Sign Regulations, page 12, prior to EXCEPTIONS: Add paragraph before the EXCEPTIONS paragraph labeled “SPECIAL SIGNS” – “under certain circumstances, special signs may be approved and permitted by the A&E Committee for Safety reasons.”

Motion unanimously approved

## **STANDING COMMITTEE REPORTS:**

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

Report by Scott Jones. Activity since September 2019 consisted of 19 permits covering 2 garages, 2 lot consolidations, 1 lot modification, 5 roofs/colors, 4 new homes and 5 outbuildings. There were 32 active violations (unauthorized items on home and camping lots); Camping trailers remaining past deadline totaled 8 with notifications of violations sent indicating owners have until December 13 to move. Trailer parking remains a problem.

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

Minutes of November 7, 2019 provided to Board prior to this meeting. Committee agrees that capital expense plan for the next five years is good and justifiable. Prepared budget was approved.

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

No report.

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

No report.

### **GOLF COMMITTEE:** (Be Rep: P. Berg)

Tournament schedule for 2020 was submitted to Board prior to this meeting.

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

No report.

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

No report.

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

Minutes of September 19 and October 31 meetings were provided to the Board prior to this meeting. Committee continues to explore costs of digital marketing for the entire community, golf course, campgrounds and restaurant. Founders Day celebration(s) and grand re-opening of the Hearth will be addressed in future meetings.

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

Minutes of October 8 and November 12 meetings were provided to the Board prior to this meeting. Purchase of new pool noodle holder was accomplished; Trunk or Treat event was a success, Card Party and UM/MSU football party were both well attended. Cookies and Cocoa with Santa and Christmas Tree Lighting was successful and deep appreciation expressed to all those volunteering their time and effort. Winter events include a Snow/Sled party at the Chalet in January and February brings the annual Pool Party. Members encouraged to watch for e-mails indicating times and dates. Corn Hole continues to be very popular. Birthday dinners continue with Darlene Chubb chairing.

**AD HOC COMMITTEES:**

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

No report.

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

C. Bowman reported that the Camping Committee continues to work on compliance issues.

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

Minutes of November 7 provided to the Board prior to this meeting. Committee anticipates additional trees will be planted on golf course and will assist the SSWGGA with financial

assistance to maintain gardens on the course. The new Memorial Library in the Activity Center is completed and members appear to be enjoying the area. Member, Mary Lujan, owner of the Lily Pad home furnishings store in Gladwin, gave generous assistance in selection of furniture and contributing to the project. Committee hopes to develop a plan to have the Sugar Springs Flag Poles reset and operational in the Spring.

### **ADDRESSES TO THE BOARD:**

Continuation of Land Bank Purchases questioned. Response was “yes”. Questions arose regarding signage on properties. Many homeowners want to continue posting the popularity of ‘Slow Down, Children at Play’. The County Road Commission does not allow signage in ditches or sides of roads. This is the property of the Road Commission as Sugar Springs roads ARE NOT private property and residents must comply with County laws. A&E would like to manage signage closely and will assist residents in what is permissible. Several reports on non-residents parking on roads and trespassing on private property in order to ice fish. Possibility of resurrecting security patrol was suggested.

### **COMMENTS FROM THE BOARD:**

Board Members again thanked residents for volunteering in many aspects of Sugar Springs and appreciates input from members. Board will always attempt to resolve violation issues using the process set forth in Covenants and ByLaws. 2019 was a good year with positive efforts toward growth. Members are encouraged to utilize all amenities.

**ANNOUNCEMENTS:** None

### **ADJOURNMENT:**

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 11:25 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary

Dennis Hagey, Corporate Secretary, Sugar Springs Property Owners Association

