

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION

(SSPOA)

ANNUAL MEMBERSHIP MEETING MINUTES SEPTEMBER 19, 2020

OFFICERS & DIRECTORS PRESENT: President, James Issitt, Vice President, Tom Hug; Directors: Catherine Bowman, Dale Dunham, Dennis Hagey, John Hawkins, Craig Taunt; SSPOA General Manager, David Harris, SSPOA Treasurer, Matt Schindler and Recording Secretary, Judith Sullivan

OTHERS PRESENT: Guest, Steve Koehler, representing McMahan, Thomson & Associates (Auditors) and 161 SSPOA Members.

At 1:00 p.m., the September Sugar Springs Property Owners Association (SSPOA) Annual Membership meeting was called to order by President, James Issitt. Due to the continuation of the Covid 19 Pandemic, the State of Michigan's Executive Orders were followed. The meeting was held on the lawn of the POA Building with appropriate social distancing, masks worn and sanitizing materials were available.

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 SSPOA BOD *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 15, 2019 Annual Membership Meeting and the June 15, 2019 Board of Directors Meeting were approved September 21, 2019.

FINANCIAL REPORTS:

TREASURERS' REPORT:

Treasurer, Matt Schindler, submitted a financial report to the Board prior to this meeting.

AUDITORS REPORT: Steve Koehler, Auditor with McMahan, Thomson & Associates reported Auditors findings. He met with the SSPOA Staff and BOD prior to this meeting to review the audit in detail. Steve presented a variety of pie charts indicating expenditures and revenues. Audit report shows no concerns and the SSPOA Staff continues to provide proper and detailed reports of all financials. All information was provided with full disclosure and total transparency with no issues found.

PRESIDENTS REPORT: President Issitt read the following: "Hello to all our Sugar Springs friends and neighbors. "Social Distancing" is a necessary catch phrase for our current situation, but is also a significant hindrance to the Board trying to get through a full plate of projects in 2020. A promise of a very challenging yet productive year for Sugar Springs was anticipated entering 2020. The Board appreciates the vote of confidence afforded us by the membership.

We had every expectation that our two major building commitments, Manchester Beach House and the renovation of The Hearth, would be completed by now. The Coronavirus Pandemic put a stop to all work being done, which has moved our timeframe back three to six months. Work has resumed as some restrictions have been lifted, and we will keep you posted as to progress.

Our intentions were to continue the development objectives set forth by the membership in 2008. To improve where possible all amenities for our Sugar Springs members. Beach Clubs/Hiking Trails; Infrastructure/Camper Storage and many others are seeing progress. A new questionnaire was developed and mailed in 2016/2017 to get fresh membership input, which aided the Board in planning its current course, as well as for the years to come. We are making significant progress but still have a long road to travel.

The new beach club is now open and completion of The Hearth renovation draws closer.

Our greatest road blocks have been fulfilling our obligations to convene our Board meetings, hold an election for Board vacancies, give the membership an opportunity to meet and ask questions of the candidates, and to conduct the business of the Association.

The Pandemic forced us to move the annual meeting 90 days from June to September as directed in the Michigan Non-Profit Associations Act. The election for new board members was held to fit within these amended guidelines. Results will be announced shortly during this meeting. After this meeting closes, we will reconvene to swear in the newly-elected members.

Current plans are to hold the remaining Board meetings in October and December to address any Association pending business. Of course, all plans are still subject to any restrictions placed on us by the Governor. We would like as many members as possible to attend, but please understand there may still be limitations on the size of meetings.

A special thanks from the Board goes out to each and every person who volunteers their time and energy to serve on committees. These people are our lifeblood: their recommendations assist the board in planning and decision making at each turn. A very special thanks to those individuals who go above and beyond as Chairpersons on these committees.

Their assistance in events such as Arts and Crafts Show, Ice Cream Social, Dances, Trunk or Treat, Rummage Sale, Golf Tournaments and Neighborhood Watch is greatly appreciated. Even though Coronavirus stifled these plans for 2020, each and every volunteer was ready if called to lend a hand.

I personally want to thank the other Board members, as well as Bob Neeb and our new General Manager, David Harris, and the POA Staff for supporting me while I am in this position.

We have a tremendous jewel here and I hope each of you will continue to support the Board in its efforts to take Sugar Springs to the next level.

I am sincerely asking each and every one of you to join me in respecting Sugar Springs, the rules which govern it, and your neighbors. Your efforts on these three simple requests can do nothing but enhance the positivity of the Sugar Springs experience and its diverse membership. Thank you all.”

ANNUAL COMMITTEE REPORTS:

AIRPARK COMMITTEE: (Bd Rep: C. Bowman)

A report was submitted to the Board prior to this meeting. Danny Foxx reviewed the year which included a hugely successful Airpark Fly-In Breakfast, a donation to the Fireworks Fund for Sugar Springs, future plans for a pavilion and thanked the Buildings and Grounds personnel for their attention to runways and taxiways.

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

A report was submitted to the Board prior to this meeting. Scott Jones presented a breakdown of actions taken which totaled 222 (lot consolidations, new homes, garages, new outbuildings, home additions, color changes, roofing, well houses, lot modifications, maintenance, solar panels, seawalls, firepits, etc.). A total of 163 violation notices were sent which included No Camping permits, building w/o permits, incorrect trailer parking, campers early/late, unauthorized items left on lot, porta potties on camp site, miscellaneous. Committee Members, Laura Gentry, Noel Clark and Ed Mandziara were recognized as valuable assets to the committee.

BUDGET COMMITTEE: (Bd Rep: J. Issitt)

A report was submitted to the Board prior to this meeting. Budget approved and adhered to throughout the year.

BUILDINGS & GROUNDS COMMITTEE: (Bd Rep: C. Taunt)

A report was submitted to the Board prior to this meeting. Due to the Coronavirus restrictions, new projects were tabled for the year. The Manchester Bath House was completed and is fully operational.

CAMPING COMMITTEE: (Bd Rep: C. Bowman)

A report was submitted to the Board prior to this meeting. Martha Grubbs gave an overview of the report which included involvement at the Craft Show in 2019, a returnables fund raiser, a raffle fundraiser, sales of attire, the boat parade, donation of beverages to the Airpark Fly-In, organizing the Trunk or Treat event, donation to the Fireworks Fund, donations of pantry items to the local shelter, and a “thank you” lunch for Buildings and Grounds staff.

ELECTION COMMITTEE: (Bd Rep: D. Dunham)

A report was submitted to the Board prior to this meeting. Jane Giffin shared information on Camping on Lot Election held for Hamilton, Highlanders 2, Highlanders 4, Kings, N. Westchester, Queens, Sir Richards and S. Westchester realms. All approved for the following seven (7) years – 2020 through 2026. Ballots were also sent for the proposed General Assessment Increase at the current rate of \$ 440.00 per lot for the 2020 and 2021 calendar years and approving changing the base rate to \$ 465.00 for the 2022 calendar year. Vote approved. For the 2020 Board of Directors Election, Dale Dunham excused himself as Board Representative due to his name appearing on the ballot .

GOLF COMMITTEE: (Bd Rep: D. Dunham)

A report was submitted to the Board prior to this meeting. Dale Dunham indicated that the Golf population was severely hampered by the Coronavirus restrictions. Congratulations went to Mark Bayer, Golf Pro, who was successful in adapting to the restrictions and continued to promote interest and participation in golfing activities. Volunteer projects were ongoing which involved gardens, tree trimming, aeration, maintenance of tee boxes to name a few. Both Men’s and Women’s Associations continue to encourage membership.

LAKES COMMITTEE: (Bd Rep: T. Hug)

A report was submitted to the Board prior to this meeting. Mario Laudicina summarized by announcing that water testing for e-Coli was done with extremely low levels in the lakes. Invasive species have been treated and due to high temperatures additional Algae treatments were necessary. Aeration permits have been approved. Sheriff patrols were increased due to heavy boat traffic on both lakes. Shorelines continue to be checked and No Wake signs were maximized.

MEMORIAL COMMITTEE: (Bd Rep: D. Hagey)

A report was submitted to the Board prior to this meeting. Jo Hagey, Chairperson, thanked all who donated to the fund. Committee was able to complete the new lend/donate Library now located in the Activity Center. Mary Lujan a SSPOA member and owner of the Lily Pad in Gladwin assisted with a generous donation enabling the purchase of bookcases and furniture. Scott Jones, Kim Krenz and Dennis Hagey volunteered to assemble bookcases. Members are encouraged to visit the area, donate books and take advantage of the variety of reading material available.

NOMINATING COMMITTEE: (Bd Rep: D. Hagey)

A report was submitted to the Board prior to this meeting. Scott Jones reported that all nominees for SSPOA Board of Directors Election were members in good standing and slate was approved.

PLANNING COMMITTEE: (Bd Rep: J. Issitt)

A report was submitted to the Board prior to this meeting. Mike Visnaw, Chairperson, announced that an aggressive marketing campaign to promote Sugar Springs and its amenities is in progress. Digital marketing has been approved which will facilitate larger geographical areas being reached. Sugar Springs is involved in the Michigan's Backyard campaign promoted by the Gladwin Chamber of Commerce.

RECREATION COMMITTEE: (Bd Rep: T. Hug)

A report was submitted to the Board prior to this meeting. Pat Issitt listed Committee sponsorship of regular events (Bridge, Euchre, Trivia Corn Hole, Pinochle, Birthday Dinners) and Special Events and Activities. These included Arts and Craft Show, Elvis Concert, Rummage Sale, participation in Trunk or Treat, Annual Card Party, TV Sports parties, Cookies and Cocoa/Tree Lighting Event with Santa, Winter Fest, Super Bowl Party, Potlucks and Pickle Ball. The Ice Cream Social, Bocce Ball League and Arts and Craft Show with Concessions/Bake Sale were cancelled due to Coronavirus. Donations included Holiday Décor, new flooring for Activity Building, Corn Hole Boards/Bags, Butman Fire Golf Outing, Smug Hug Photography Subscription, Noodle Stand for pool, surge protectors for Activity Center, Pool Sound System, SSPOA Fireworks, Birthday cakes for Birthday dinners, and the B&G Appreciation lunch.

Each year the Recreation Committee selects a person or persons to receive the Rosemarie Davis Volunteer Appreciation Award for service to the community. This year has been an unusual year and as a result it was decided to bestow the honor on the collection of volunteers who did “unsung heroes” actions for the community and members. The plaque will read ‘All Sugar Springs Volunteers During 2020 Pandemic’. The Committee will have comment sheets in both the POA Office and the Activity Center for members who would like to mention those in the community who volunteered their time and talent towards you and others – it may have been the offer of rides, shopping, meal preparation, phone visits, yard help, handyman help, etc. The lists will be compiled in recognition of those mentioned and available for viewing at a later date.

Pat also recognized Robert Neeb, our outgoing General Manager for all he accomplished for Sugar Springs. The Recreation Committee depended heavily on Mr. Neeb for assistance in the sponsored activities and he fully supported all events. David Harris, the new SSPOA General Manager was welcomed and Committee is looking forward to working with him to continue the good works of Sugar Springs.

COMMENTS FROM GENERAL MANAGER: David Harris introduced himself and thanked all for attending the Annual Meeting. He thanked Robert Neeb for his commendable performance in the years he was General Manager and looks forward to working with the members in all aspects of the community. Coronavirus protocol will be followed as long as it is necessary. He thanked Mark Bayer, Golf Pro, for continuing Golf availability in a professional manner and is pleased to announce that as long as staffing is available, The Hearth will hopefully be open Wednesdays through Sundays serving lunch through dinner. In addition, both security cameras and lighting is being installed at both the Chalet and Camper Storage areas.

PRESENTATION OF CERTIFICATES OF APPRECIATION:

Certificates of Appreciation were presented to Patricia Berg, Dale Dunham and Dennis Hagey in recognition of their service on the Board of Directors.

2020 BOARD OF DIRECTORS ELECTION RESULTS:

On behalf of the Election Committee, Jane Giffin announced the following results:

Six (6) Candidates ran for three (3) positions, each term is for three (3) years.

Directors Term Expiring: Patricia Berg, Dale H. Dunham, Dennis Hagey:

Tabulation of Votes:

Frank Best – 153

Lorin Christensen – 509

Dale H. Dunham – 786

Laura Gentry – 736

Sandra Kitchen – 552

Jeffrey Weeman – 716

There were 2,565 eligible member votes

The following person received write-in votes: Sandra Keifer Terry – 306

Seven (7) individuals received write-in votes totaling seven (7) votes

Total Voided Ballots – six (6) representing 8 votes

Total undeliverable ballots – seven (7) representing eight (8) votes

Without objection, President Issitt declared Dale H. Dunham, Laura Gentry and Jeffrey Weeman winners of the September 19, 2020 Board of Directors Election and will serve terms for the years 2020, 2021 and 2022.

COMMENTS FROM THE FLOOR:

Members voiced concerns with the mailing of Election Ballots and division of issues. Also comments were made regarding the abiding of Township and County Ordinances, A&E

Violations, the negotiations with Township for security in the area, storage area eligibility, and truth of statements and attitudes on Social Media sites. Members were encouraged to be more respectful and neighborly.

In a final statement, Dennis Hagey hopes the Board will continue on the positive track it has been on and thanked members for their support during his terms on the BOD.

ADJOURNMENT OF THE 2020 ANNUAL MEETING:

With all Agenda Items completed and without objection, President Issitt adjourned the meeting at 2:19 p.m.

Respectfully submitted,

Judith Sullivan
Recording Secretary, Sugar Springs Property Owners Association

Dennis Hagey, Corporate Secretary, Sugar Springs Property Owners Association

