

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

BOARD OF DIRECTORS MEETING

DECEMBER 12, 2020

The continuing Pandemic of Covid-19 restrictive measures have increased. This included allowing only a small number of attendees in the building. Members were requested to submit their comments and/or questions in writing prior to the meeting and those were incorporated into the discussions.

OFFICERS & DIRECTORS PRESENT: President, Tom Hug, Vice President, Craig Taunt; Directors: Catherine Bowman (via Proxy Votes by James Issitt), Dale Dunham, Laura Gentry, John Hawkins, James Issitt, Jeff Weeman; SSPOA GM David Harris, and SSPOA Treasurer, Matt Schindler.

OTHERS PRESENT: Nine (9) SSPOA Members and SSPOA Golf Pro, Mark Bayer.

At 10:00 a.m., the Sugar Springs Property Owners Association (SSPOA) December 12, 2020 meeting was called to order by President, Tom Hug.

President Hug reminded attendees of the SSPOA BOD *Resolution* regarding recording of meeting. No video recording taken.

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

ADDITIONS/CHANGES TO THE AGENDA: Added Agenda Item XII-XI: 2021 BOD Meeting Dates.

REVIEW AND APPROVE PREVIOUS MEETING MINUTES:

Motion made to Approve Minutes of October 10, 2020 Membership Meeting.

M/Issitt, S/Taunt

Discussion: None

Motion unanimously approved

FINANCIAL REPORT:

TREASURERS' REPORT:

Treasurer, Matt Schindler, submitted a financial report to the Board prior to this meeting. Report accepted as reported.

COMMUNICATIONS:

Several communications received prior to this meeting. They were in regard to proposed golf equipment and will be addressed during this meeting by Golf Pro, Mark Bayer.

GENERAL MANAGERS REPORT:

General Manager, David Harris, stated that we continue to work under the State of Michigan's Pandemic Guidelines. We are limiting capacities in all areas. Pool is limited to ten people, Fitness Center to six. We must accept the rules. Until restrictions are lifted this will remain.

Construction update on facility addition: "I have been guaranteed that construction will be complete by December 18. The railing has been installed and it is beautiful. Regarding the Hearth...in October we were up from the prior year in sales \$ 8,000. That's with limited hours, we were able to open up into the new addition. November had a shutdown mandated on the 18th and we were down \$5,000 in sales. Again we would have exceeded last November's figures.

Sales are in the right direction and we are starting to hone in on costs. No two days are alike – yesterday was a phenomenal day at the Hearth. Today's storm brings a power outage so unfortunately it is closed. Deliveries will hopefully continue to be available.

The Lakes Committee held a work day during the week and volunteers did a cleanup of the Kings Way tributary. Massive amounts of debris was removed and logs were taken to the Chalet for use in the fireplace. The work was impressive.

New signs will be added to existing entry signs indicating that Sugar Springs is a Covenant Guided Community. This will ensure people coming into the community that Sugar Springs has ByLaws and Covenants that are followed.

We continue to explore communicating BOD Meetings electronically.

Docks will be inspected on a regular basis.”

OLD BUSINESS:

Security cameras and signs have been installed at Camper Storage and Chalet areas and are being monitored.

NEW BUSINESS:

AGENDA ITEM XII-I

Approve Annual Budget for 2021

Motion made to Approve Annual Budget for 2021

M/Issitt,S/Dunham

Discussion: None

Motion unanimously approved (Proxy vote Bowman/Issitt)

AGENDA ITEM XII-II

Approve transfer Golf Course Imprelis Tree Fund (\$ 20,000.00) to Golf Course

Motion made to Approve transfer Golf Course Imprelis Tree Fund (\$20,000.00) to Golf Course

M/Hawkins,S/Issitt

Discussion: Fund began 7-8 years ago when MSU & Dupont tested product on our golf course. It destroyed trees. In response we were given \$35,000.00 to recover losses. Appropriate amount was used in recovery. Balance to be transferred to Golf Course to use.

Roll Call Vote: C. Bowman (Proxy/Issitt), Yes; D. Dunham, Yes; L. Gentry, Yes; J. Hawkins, Yes; T. Hug, Yes; J. Issitt, Yes; C. Taunt, Yes; J. Weeman, Yes. Motion unanimously approved.

AGENDA ITEM XII-III

Approve purchase of TrackMan Golf Simulator - \$53,000.00. \$35,000.00 already raised.

Motion made to Approve purchase of TrackMan Golf Simulator - \$53,000.00. \$35,000.00 already raised.

M/Hawkins,S/Dunham

Discussion: Mark Bayer, SSPOA Golf Pro spoke to the issue. This simulator tracks golf balls and analyzes swings among other things. This will be located in a portion of the Activity Center with a ten foot screen and about eight feet high. This item is being used in over 100,000 courses throughout the country. It has a multi-use function with a 4k projector that can be used with a variety of backdrops. With various fund raisers throughout the golf associations, Recreation Committee, Memorial Committee and individual donations, we have the majority of it paid for. Revenue from use is projected at \$20,000.00 plus per year. The probability of us having memberships to use is being explored. There is a gaming feature on it. On inclement days it may be used if course is closed. Clinics on use will be held. As a multi-use piece of equipment, movies can be shown, TV parties for extracurricular activities is an example. This will not interrupt other activities held in the area.

(Laura Gentry added that Mark provided them with a very thorough business plan at an earlier BOD work session to thoroughly acquaint Board with this product.)

Roll Call Vote: C. Bowman (Proxy/Issitt), Yes; D. Dunham, Yes; L. Gentry, Yes; J. Hawkins, Yes; T.Hug, Yes; J. Issitt, Yes; C. Taunt, Yes; J. Weeman, Yes.

AGENDA ITEM XII-IV

Approve upgrading Sugar Springs Website – December 2020 - \$7,500.00

Motion made to Approve upgrading Sugar Springs Website – December 2020 - \$7,500.00

M/Dunham,S/Gentry

Discussion: Needs upgrading to better communications. Will interact with Digital Marketing Program.

Roll Call Vote: C. Bowman(Proxy/Issitt), Yes; D. Dunham, Yes; L. Gentry, Yes; J. Hawkins, Yes; T. Hug, Yes; J. Issitt, Yes; C.. Taunt, Yes; J. Weeman, Yes. Motion unanimously approved

AGENDA ITEM XII-V

Approve Phase 2 of Improvements to Storage Area - \$35,000.00

Motion made to Approve Phase 2 of Improvements to Storage Area - \$35,000.00

M/Taunt,S/Gentry

Discussion: Due to heavier vehicles using the area, rebuilding and stabilizing the area is necessary.

Roll Call Vote: C. Bowman (Proxy/Issitt), Yes; D. Dunham, Yes; L. Gentry, Yes; J. Hawkins, Yes; T. Hug, Yes; J. Issitt, Yes; C. Taunt, Yes; J. Weeman, Yes.

Motion unanimously approved

AGENDA ITEM XII-VI

Approve purchase of Buildings and Grounds Dump Truck - \$25,000.00

Motion made to Approve purchase of Buildings and Grounds Dump Truck - \$25,000.00

M/Taunt,S/Gentry

Discussion: This is to replace truck purchased in 1977

Roll Call Vote: C. Bowman (Proxy/Issitt), Yes; D. Dunham, Yes; L. Gentry, Yes; J. Hawkins, Yes; T. Hug, Yes, J. Issitt, Yes; C. Taunt, Yes; J. Weeman, Yes.

Motion unanimously approved

AGENDA ITEM XII-VII

Approve outside Sewer Replacement - \$ 50,000.00

Motion made to Approve outside Sewer Replacement - \$ 50,000.00

M/Weeman,S/Gentry

Discussion: This will finalize improvements to Hearth renovation

Roll Call Vote: C. Bowman (Proxy/Issitt), Yes; D. Dunham, Yes; L. Gentry, Yes; J. Hawkins, Yes; T. Hug, Yes; J. Issitt, Yes; C. Taunt, Yes; J. Weeman, Yes. Motion unanimously approved

AGENDA ITEM XII-VIII

Approve Deck Covering - \$20,000.00

Motion made to Approve Deck Covering - \$20,000.00

M/Weeman,S/Dunham

Discussion: New Deck Covering a necessity for inclement weather, sun protection

Roll Call Vote: C. Bowman (Proxy/Issitt), Yes; D. Dunham, Yes; L. Gentry, Yes; J. Hawkins, Yes; T. Hug, Yes; J. Issitt, Yes; C. Taunt, Yes; J. Weeman, Yes

Motion unanimously approved

AGENDA ITEM XII-IX

Approve purchase of Rough Mower for Golf Course - \$ 55,000.00

Motion made to Approve purchase of Rough Mower for Golf Course - \$ 55,000.00

M/Gentry,S/Dunham

Discussion: Necessary as current equipment is beyond repair/usefulness

Roll Call Vote: C. Bowman (Proxy/Issitt), Yes; D. Dunham, Yes; L. Gentry, Yes; J. Hawkins, Yes; T. Hug, Yes; J. Issitt, Yes; C. Taunt, Yes; J. Weeman, Yes

Motion unanimously approved

AGENDA ITEM XII-X

Approve Lot Consolidation in Salisbury Realm

Motion made to Approve Lot Consolidation in Salisbury Realm

M/Gentry,S/Hawkins

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-XI

Approve 2021 Board of Directors Meeting Dates: March 20, 10:00 a.m., June 19, Annual at 1:00 p.m. followed by General Membership Meeting at 2:00 p.m., September 18, 10:00 a.m., December 11, 10:00 a.m.

Motion made to Approve 2021 Board of Directors Meeting Dates: March 20, 10:00 a.m., June 19, Annual at 1:00 p.m. followed by General Membership Meeting at 2:00 p.m., September 18, 10:00 a.m., December 11, 10:00 a.m.

M/Issitt,S/Gentry

Discussion: None

Motion unanimously approved

COMMITTEE REPORTS:

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

No Report

ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE: (Bd Rep: L. Gentry)

Will meet January 5 and 19; February 2 and 16; March 2 and 16 from 1-4 p.m. Beginning in April will meet every Tuesday from 1-4 p.m. Committee handled 38 permits (215 for year), 9 new homes, had 63 violations noted and 115 letters sent. They spent several days identifying properties (homes, camping, vacant, etc.)

BUDGET COMMITTEE: (Bd Rep: J. Issitt/T. Hug)

No report

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

No report

CAMPING COMMITTEE: (Bd Rep: C. Taunt)

No report

ELECTION COMMITTEE: (Bd Rep: D. Dunham)

No Report

GOLF COMMITTEE: (Bd Rep: D. Dunham)

Volunteers assisted with working on grounds. Golf Simulator will be a positive influence on community.

LAKES COMMITTEE: (Bd Rep: J. Weeman)

Kingsway Tributary has been cleaned up by a host of volunteers. Committee will work with Buildings and Grounds on buoy placement. Application for Goose Roundup should be available from the State of Mi in February.

MEMORIAL COMMITTEE: (Bd Rep: C. Bowman)

No report.

NOMINATING COMMITTEE: (Bd Rep: J. Issitt)

Applications for Board of Directors Election must be returned to POA Office by February 1, 2021. There will be three vacancies for the June Election.

PLANNING/MARKETING COMMITTEE: (Bd Rep: J. Issitt)

Chairman, Mike Visnaw, reported that the Digital Marketing Program continues to be developed.

RECREATION COMMITTEE: (Bd Rep: D. Dunham)

Chairperson, Pat Issitt reported that the Tree Lighting was successful. Twenty-seven letters to Santa were sent and responded to. Treat bags were provided. Plans for Winterfest and possible Pool Party are underway.

ADDRESSES TO THE BOARD:

None

COMMENTS FROM THE BOARD:

As Covid-19 continues, this Association has done a remarkable job of following protocol set forth while continuing to provide amenities to members. General Manager, David Harris, is commended on all efforts extended for success. Board of Directors wished all a Merry Christmas and a Happy New Year and all members involved in Committees and activities were much appreciated.

ANNOUNCEMENTS:

None

ADJOURNMENT:

With all Agenda Items complete and without objection, President Hug adjourned the meeting at 12:15 p.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association

