

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

ANNUAL MEMBERSHIP MEETING MINUTES

JUNE 19, 2021

OFFICERS & DIRECTORS PRESENT: President, Tom Hug, Vice President, Craig Taunt; Directors: Dale Dunham, John Hawkins, Laura Gentry, James Issitt, Jeff Weeman; SSPOA General Manager, David Harris, SSPOA Treasurer, Matt Schindler and Recording Secretary, Judith Sullivan. Director Catherine Bowman not present.

OTHERS PRESENT: Thirty-one (31) members, one guest and speaker, Steve Koehler, representing McMahan, Thomson & Associates (Auditors).

At 1:00 p.m. the June Sugar Springs Property Owners Association (SSPOA) Annual Membership Meeting was called to order by President, Tom Hug at the SSPOA Activity Center. No one video recorded the meeting.

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

ADDITIONS/CHANGES TO THE AGENDA: None

REVIEW AND APPROVE PREVIOUS MEETING MINUTES:

Minutes of Annual Meeting, 2020 and General Meeting, September 19, 2020 were approved.

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. Auditors approved all documentation and control procedures done by Matt Schindler, Treasurer. No issues were found with reporting. Copies were available at the time of this meeting and will be available at the SSPOA Office to members. The graphs and charts made available to members were shown and explained by Mr. Koehler. Auditors agreed on the reliable reports of funding within the organization which provided a solid evaluation of reporting. He reviewed each department via the pie charts. Covid 19 Pandemic affected all revenue sources with sales dropping but expenses were curtailed. Overall the 2020 year is comparable to prior years. In the Auditors opinion, an exemplary job has been done by Matt Schindler and staff.

PRESIDENTS REPORT:

Tom Hug addressed the members: "Even with Covid (and God Bless everyone in this room) – the challenges were heavy. In spite of these challenges to the Hearth and Golf Course, we were met with a successful year. The Manchester Beach building was finished. We came out "big" this year – restaurant sales are up, Golf Course sales are up and the TrackMan brought many new members. The Womens Golf Association realized new member interest. As far as the restaurant is concerned, the numbers are phenomenal. The best April in history was realized and the month of May looks like the similar situation. The only thing I can urge you to do is to please spread the word. We are still short staffed due to Pandemic situations so we are running a little slower than usual. Again we respectfully ask you to be patient.

The lakes: The aeration system is up and running. Everything is positive. Congratulations to Mike Visnaw for running a wonderful golf outing for the Veterans of Gladwin County. If Mike would like to share the amount of monies raised please do so (Mike responded that funds raised were in excess of \$ 15,000.00). There were more than 128 golfers and many guests from outside the area. They got to see our facilities and restaurant. The golf course is in excellent

condition and our 'hats off' to Mark Bayer and his staff. Buildings and Grounds staff continues to be the best ever. They helped with the new flag project – location, layout, restoration of poles, installation, rock placement and so on. It's beautiful. The night lighting is beautiful and we thank Craig Taunt for his expertise and efforts.

Thanks again. It's been a privilege to serve the members. We have a great group of people and we've had a lot of good things happen ... the storage facility, the security system, the Chalet, the new Website. I urge you to look at the new Website – it is user friendly and allows members to get information on committees, contacts, schedules, meetings, agendas and so on – whatever you need. Sugarsprings.net. It's impressive. We have some really dedicated people that bring all of these things we like to do – the Craft Fair will be a big day – the Fireworks – Stitchers, Quilters – we have ninety-six (96) different activities in Sugar Springs. Sign up! Sugarsize, Fitness, Water Exercises, Pickle Ball, Corn Hole, Cards – join – get active!

I think we should all think about volunteering in Sugar Springs or your church or other organizations of your interest. If we all volunteered to do two hours a year we'd make our lives a better one. There is so much in the world pressing down on us that we just need to keep lifting it up. My deep appreciation to my fellow Board of Directors and thanks again, it's been a privilege."

ANNUAL STANDING COMMITTEE REPORTS:

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

A report was submitted to the Board prior to this meeting. Ed Mandziara reported for Scott Jones, Chairperson. Digital records of all old files were made and entering and maintaining current data electronically will continue. Committee developed an accurate inventory of all POA managed properties and has identified these properties by function. Permit activities consisted of 15 new homes, 24 lot modifications, and others (docks, garages, lot consolidations, permits, outbuildings, trees, etc.) totaling 157 activities. On the "flip side" we average about 150 violations a year. We are currently at 73.

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

A report was submitted to the Board prior to this meeting. Using recommendations from the Treasurer, GM and BOD the budget was established and approved for the year.

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

No report

ELECTION COMMITTEE: (Bd Rep: D. Dunham)

A report was submitted to the Board prior to this meeting. (Summary)

The committee met in September of 2020 (during Pandemic) counted and verified BOD ballots for the 2020 BOD Election. During May of 2021 they prepared and mailed ballots for the 2021 BOD Election and counted the returned ballots with results being announced during this meeting. (See pages 6&7 for results)

GOLF COMMITTEE: (Bd Rep: D. Dunham)

No report. TrackMan Installation has created an increase in membership. Golf Pro, Mark Bayer may be contacted for 'beginner lessons' he is conducting.

LAKES COMMITTEE: (Bd Rep: J. Weeman)

A report was submitted to the Board prior to this meeting. (Summary) Mario Laudicina, Chairman reported that the committee was involved in removing buoy systems and requesting repairs to B&G, clearing tons of fallen timber from the commons area tributaries leading to Lake Lancelot, dead timber, brush and overhanging trees from commons areas on both lakes was addressed. Members attended a program on Lakes Management, initiated a fishing/wildlife subcommittee to assess fish populations in our lakes, obtained goose roundup permits, continued to work closely with PLM (water treatment company) for the 2021 season. Also involved in the installation of the aeration system being used in lakes, had dam inspected (structurally sound), tested waters, deployed swim buoys, silt traps engaged, re-examined lake signage did shoreline evaluations, arranged a Boater Safety Class for July 17 and is sponsoring a Clean Boats/Clean Waters event tentatively scheduled for August 11. In closing he thanked Tom Hug, David Harris, Buildings and Grounds staff and the volunteers for their hard work. He also talked about the focus of the Lake Committee being the Environmental and Sustainability of conserving our natural resources to protect the ecosystems for the future. This means meeting today's needs without compromising future generations needs. The Lakes focus is all about sustainability. Be part of the solution and meet with the Lakes Committee!

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NOMINATING COMMITTEE: (Bd Rep: J. Issitt)

A report was submitted to the Board prior to this meeting. (Summary) Ed Mandziara said that the Committee reviewed the slate of potential candidates for the 2021 BOD Election and produced the slate of candidates. Members recommended for ballot were Thomas Hug, James Issitt, Sandra Kitchen, Charles Norris, Mark Smith and Sherri Visnaw. BOD approved ballot at March 2021 BOD meeting.

PLANNING COMMITTEE: (Be Rep: J. Issitt)

Report submitted by Chairman, Mike Visnaw. (Summary) Meetings were not held due to Covid-19 restrictions. Development of the Sugar Springs Website continued and was finalized, approved and launched in February, 2021 – sugarsprings.net. As normal activities are resumed, User Surveys might be developed and sent to members requesting input on future planning and marketing.

RECREATION: (Bd Rep: D. Dunham)

Report submitted by Chairperson, Pat Issitt. (Summary) Regular events (Cards, Corn Hole, Birthday Dinners) were held depending on restrictive measures. Large events were cancelled. Road Rally was held and successful. Cookies with Santa was well received as was the Winterfest. Pool party cancelled. Ice Cream Social served 288 people. Bocce Ball and Pickle Ball have resumed as of this date. Arts and Craft Show will be held on July 3. A cookbook was produced by committee members and has provided some fund raising. Committee was able to provide wetsuits for Lakes Committee, B&G Staff appreciation lunch, Christmas Tree decorations/lights, pizza for golf course clean-up volunteers, TrackMan donation, Memorial donations for members, Veterans Golf Sponsorship, coffee and paper supplies for activities, SSPOA Fireworks, birthday cakes for Birthday Dinners and Smug Mug Photography Subscription.

AD-HOC COMMITTEES

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

A report was submitted to the Board prior to this meeting. (Summary) Mitch Kahn summarized the activities of the Committee indicating that a sign in memory of Dick Sager, former Airpark

Manager will be erected on the Airpark grounds. They are also working on obtaining electrical service for the Airpark building. Fly-In Breakfast is scheduled for August 21.

CAMPING COMMITTEE: (Bd Rep: C. Tauril)

No report.

MEMORIAL COMMITTEE: (Bd Rep: C. Bowman)

A report was submitted to the Board prior to this meeting. (Summary) Chairperson, Jo Hagey shared the following: Ten members were memorialized via donations. Committee was able to provide monies for flag pole repair, an additional bookcase for the Memorial Library, a plaque honoring men and women of Sugar Springs who have served in the Armed Forces, new trees planted on the golf course and next to the Bocce Ball Court and worked in conjunction with SSWGGA/SSMGA to provide flowers, mulch and labor on the golf course gardens.

2021 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 3 years.

Directors Term Expiring: Catherine Bowman, Tom Hug, James Issitt

Tabulation of Votes:

Thomas Hug 678

James Issitt 404

Sandra Kitchen 343

Charles (Chuck) Norris 390

Mark Smith 373

Sherri Visnaw 394

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There were 2,574 eligible member votes.

There were 31 write-ins totaling 41 votes.

Total voided ballots – 3 – representing 3 votes.

Without objection, Connie Gullen, Chairperson for the Sugar Springs Election Committee, declared that Thomas Hug, James Issitt and Sherri Visnaw have been elected as Directors to a 3-year term commencing today (June 19, 2021) and continuing through the Annual Meeting in June, 2024.

COMMENTS:

- A&E was complimented on their diligence in notifying members of violations and felt that following the Bylaws and Covenants in our Covenant guided community adds to the overall good appearance of the complex.
- Appearing on Google was the placement of Sugar Springs as a desirable place to live.
- BOD hopes to establish a 'Time Capsule' that will be buried near the flagpole structures. This capsule will contain names and Military duty/years of SS members who served in the Military.

All volunteers were thanked as were all BOD members.

ADJOURNMENT OF THE 2021 ANNUAL MEETING:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 1:59 p.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association