

# **SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION**

**(SSPOA)**

## **BOARD OF DIRECTORS MEETING**

**MARCH 20, 2021**

**A limited number of persons were allowed in the building due to continuation of Covid-19 restrictions issued by the CDC and State of Michigan. Members were requested to submit their comments and/or questions in writing prior to the meeting and would be addressed in either Agenda Discussions or Addresses to the Board.**

**OFFICERS & DIRECTORS PRESENT:** President, Tom Hug, Vice President, Craig Taunt (via voting proxy by J. Issitt); Directors: Catherine Bowman, Dale Dunham (via voting proxy by J. Issitt), Laura Gentry, John Hawkins, James Issitt, Jeff Weeman; SSPOA GM David Harris, SSPOA Treasurer, Matt Schindler and Recording Secretary, Judith Sullivan.

**OTHERS PRESENT:** Twenty-two SSPOA members and one guest.

At 10:00 a.m., the Sugar Springs Property Owners Association (SSPOA) March 20, 2021 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:** None

**REVIEW AND APPROVE PREVIOUS MEETING MINUTES:**

Motion made to Approve Minutes of December 12, 2020 Membership Meeting.

M/Hawkins,S/Gentry

Discussion: None

Motion unanimously approved

**FINANCIAL REPORT:**

**TREASURERS' REPORT:** Matt Schindler provided a full report to the SSPOA prior to this meeting. Report accepted as stated. He indicated that the Hearth figures were up for the month of February and TrackMan revenue had solid revenue to date.

**GENERAL MANAGERS REPORT:** David Harris shared the following: The Hearth is concentrating on food and labor costs which are headed in a favorable direction. The restaurant is currently operating on 50% capacity and will hopefully open full time starting April 7. They are seeking new staff members. The pool and fitness room is opening to more people due to lifting of restrictions and the TrackMan has been well received.

Lakes Committee has worked on winter clean-ups of shorelines and efforts were applauded. A Meet and Greet the Candidates meeting is scheduled for May 22, 2021 at 10:00 a.m. Capital expenditures include lake aeration which is scheduled to be installed as soon as possible and sewer replacement at The Hearth parking lot to be done within the next two weeks.

Golf Course will open the first week in April (weather dependent). New sugarsprings.net Website was launched and appreciation went to Liz and David Sullivan for sharing Website development duties. Bids are being received for the Hearth deck awning which will be installed once bid is awarded. Buildings and Grounds will begin installing docks as ground permits and

Goose Round-up Application has been approved. The SSPOA is working with the Gladwin County Road Commission on addressing the soil erosion/road damage done to an interior road in Sugar Springs.

**COMMUNICATIONS:**

In response to several requests regarding expiration dates on Punch Cards for the Pool and Fitness Center, the expiration dates have been cancelled. Cards with remaining use left on them will be honored in spite of the expiration date indicated.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**Agenda Item III-I**

**Approve discontinuing land bank lots for consolidation program**

Motion made to Approve discontinuing land bank for consolidation program

M/Gentry,S/Weeman

Discussion: This was initially enacted as a one year program. The purpose is to maintain consistency with a viable amount of lots for purchase. There are very few land bank properties currently available. Opposite thought is that this is a vehicle for removing these tax sale lots from our inventory which can be parasitic on the value of current lots that are for sale. When you can buy a lot for a few hundred dollars, it's hard to get \$10,000 for a lot. This has been successful in removing the great inventory we have. What are we gaining by removing that? We might at any time be getting those tax sale lots and if we have a vehicle to get rid of them, we can keep them from accumulating and let people buy them. I understand that when we combine lots we lose that revenue but in general they don't produce a lot of revenue. People let them go and were not paying. We should consider not discontinuing the program but leaving it in place should we need it in the future.

This was designed for one year to dissipate the huge inventory of tax deferred lots that we had. There were clusters in areas of two or three. The basis of the program was for a person to be able to purchase a distressed lot that might be adjacent to their lot and who planned on expanding their property and making it a one assessment lot rather than multiple assessments.

There are a minimal amount of tax distressed lots at the current time. Recent unfortunate flooding events south of Sugar Springs brought an influx of people who purchased these lots unaware of the SSPOA being governed by ByLaws and Covenants. They were also unaware of the recent decision by Butman Township regarding necessity for connecting to the sewer system. This will perhaps turn those property owners away who will again ignore the tax base. We can easily reinstall this program if necessary.

Motion approved with six (6) Ayes and two (2) Nays

### **Agenda Item III-II**

#### **Approve pro-rated dues of all lots including land bank purchases based on date of purchase**

Motion made to Approve pro-rated dues of all lots including land bank purchases based on date of purchase

M/Gentry,S/Hawkins

Discussion: None

Motion unanimously approved

### **Agenda Item III-III**

#### **Sanction BOD election ballots as received from nominating committee**

Motion made to Sanction BOD election ballots as received from nominating committee

*The following members are recommended for inclusion on the ballot for the SSPOA BOD Election to be held in June 2021:*

*Thomas Hug*

*W. James Issitt*

*Sandra Kitchen*

*Charles Norris*

*Mark Smith*

*Sherri Visnaw*

M/Weeman,S/Hawkins

Discussion: Nominating Committee has reviewed and approved all six applicants for three (3) positions available on the SSPOA BOD for June election

Motion unanimously approved

#### **Agenda Item III-IV**

##### **Approve Transfer \$ 60,000 from the General Fund to the Building Fund**

Motion made to Approve Transfer \$ 60,000 from the General Fund to the Building Fund

M/Issitt,S/Bowman

Discussion: This will provide funds for continued improvements to the restaurant and other properties as needed.

Roll Call Vote: Catherine Bowman, Aye ; Dale Dunham (via Proxy vote by J. Issitt), Aye; Laura Gentry, Aye; John Hawkins, Aye; James Issitt, Aye, Craig Taunt (via Proxy vote by J. Issitt) Aye; Jeff Weeman, Aye; Tom Hug, Aye.

Motion unanimously approved with eight (8) Ayes.

#### **Agenda Item III-V**

##### **Approve Transfer \$ 60,000 from the General Fund to the Bath House Fund**

Motion made to Transfer \$ 60,000 from the General Fund to the Bath House Fund

M/Issitt,S/Bowman

Discussion: Aside from the newly built Manchester Bath House, other Bath Houses need minor repairs and improvements.

Roll Call Vote: Catherine Bowman, Aye; Dale Dunham (via Proxy vote by J. Issitt), Aye; Laura Gentry , Aye; John Hawkins, Aye; James Issitt, Aye; Craig Taunt (via Proxy vote by J. Issitt), Aye; Jeff Weeman, Aye; Tom Hug, Aye.

Motion unanimously approved with eight (8) Ayes.

#### **COMMITTEE REPORTS:**

**AIRPARK COMMITTEE:** (Bd Rep: C: Taunt)

No report.

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

Scott Jones, Chairman, reported recent activities included 1 addition, 2 docks, 4 lot modifications, 8 maintenance, 1 new home, 9 trees, 2 well houses. Ten violations were also issued. Recent project was the reconciliation of all lots in Sugar Springs. This included the refinement of operational databases. The results: Total lots on map: 3,251; Net lots after POA and consolidations, 2,831; Home lots: 1,275, Camping lots: 722 and Vacant (unimproved) lots: 834. An electronic archive of the A&E historical records was undergone and a file now exists containing all permit requests and correspondence since the inception of Sugar Springs. This was a 200 man-hour effort. As of March 20, 88 camping permit requests have been received.

**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. A Meet and Greet the Candidates meeting will be held on May 22, 2021.

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

No report.

**LAKES COMMITTEE:** (Bd Rep: J. Weeman)

Mario Laudicina, Chairman, gave a detailed report. Highlights included the cleaning up of tributaries leading to Lake Lancelot, and careful attention (while working on ice) to the shorelines of Lake Lancer. Overhanging trees and scrub growth was removed. B&G has cleaned and reworked swim buoys for installation in 2021. A grant was written to promote Clean Boats, Clean Waters program, but unfortunately funds were not available at this time. MSU offered an on-line, six-week program regarding many lake topics and was taken by Mario, Patti Regnery and Mark Smith. The committee is establishing a Watershed Management Plan for the SS area. Concerns regarding the public boat launch at Butman Township have been and continue to be addressed. Water treatment by PLM will continue as needed throughout the season with the necessary pre-posting of info. The aeration system for the Queensway bay will begin in April. Inspection and repairs of the spillway and By-Pass valve is on the dam contractors

schedule. Goose round-up is confirmed with removal contractor. Evaluating the entire watershed which will include evaluation of all signage, clearing brush for sightlines, checking erosion and rip rap needs, checking for invasive species and algae blooms. Maintaining the Buffer Zone at Manchester dock area will again take place. Promotion of the Clean Boats, Clean Waters (CBCW) program will be promoted along with boater safety via an information table at the public boat launch. The boater safety class will take place in July – date to be determined. All committee members and volunteers were thanked.

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

No report.

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

Report submitted by Scott Jones, Chairman, earlier in this meeting. Slate of candidates for SSPOA BOD Election was presented and approved in Agenda XXX-III.

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

Mike Visnaw, Chairman, reported working on several surveys that will be sent to members using Website.

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

Pat Issitt, Chairperson, announced the success of the Tree Lighting/Santa night and the Snowfest afternoon at the Chalet. If Pandemic restrictions allow, and pool party will be held mid-May. Ice Cream Social – May 30 and Craft Show – July 3 are on the schedule as is the Rummage Sale on the Saturday of Labor Day weekend (donation day on the Friday before).

**ADDRESSES TO THE BOARD:**

Concerns from members included:

- Understanding realm voting (staggered per realm to allow/discontinue camping)
- Cost overruns on restaurant and Manchester Bath House
- Influx of persons using Sugar Springs waterways who have no regard for boating safety, sanitary rules for lakes and islands, etc. There has been an excess of people using the launches and entering through gates that are for members access only. Issuing multiple stickers on autos/trailers for proper access to beach and launch areas and obtaining security to monitor activities.
- Working with Butman Township on regulations and ordinances

**PLEASE NOTE: MEMBERS ARE ASKED TO NOT SHARE GATE KEYS OR ALLOW NON-MEMBERS ACCESS THROUGH GATES.**

- Township is expected to make recommendations for security issues at April or May meeting. Enforcement of rules and ordinances is critical.
- Suggest developing a plan of action in the event of a dam failure.
- Information was shared in forming a Safety and Security Committee with incident reporting capabilities to assist in reducing complaints.
- Unattended juveniles driving golf carts throughout Sugar Springs. Age restrictions are in place and should be observed.
- Kingsway beach area needs further examination to find cause of debris accumulation. Drain Commissioner to be notified.

**COMMENTS FROM THE BOARD:**

President Hug and the Board of Directors acknowledged and thanked General Manager, David Harris, for his strong capabilities in handling tasks during his initial six months in that position. Members supporting the Hearth Restaurant during restrictive rules were thanked as was the A&E Committee for archiving files, the Lakes Committee for Winter Clean-up projects, and the Website developers for their accomplishments. Those wishing to volunteer for events and activities should fill out the Volunteer forms available on the Website – [sugarsprings.net](http://sugarsprings.net) under Members . Chairpersons for each committee are being asked to audit their members volunteer hours and report to BOD.

**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

