

**SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION
(SSPOA)
BOARD OF DIRECTORS MEETING
SEPTEMBER 18, 2021**

OFFICERS & DIRECTORS PRESENT: President, Tom Hug, Vice President, Craig Taunt, Corporate Secretary, Laura Gentry; Directors: Dale Dunham, John Hawkins, James Issitt, Jeff Weeman, Sherri Visnaw; SSPOA GM, David Harris, SSPOA Treasurer, Matt Schindler and Recording Secretary, Judith Sullivan.

OTHERS PRESENT: Twenty (20) SSPOA members and one (1) guest.

At 10:00 a.m., the September 18, 2021 Sugar Springs Property Owners Association (SSPOA) Board of Directors 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

FINANCIALS:

TREASURER'S REPORT:

Matt Schindler, SSPOA Treasurer, reviewed the report. Year- to- date revenue is up from the same period last year. He reported on expenses and income. Financial statement is available to members at the office. Report accepted as presented.

GENERAL MANAGERS REPORT: David Harris: “ We were able to reopen our facilities which were closed due to the Coronavirus Pandemic. I will review events of 2021 which began with the Winterfest in January and continued with the Ice Cream Social and Member Appreciation Day (that event will be revisited under a new name for the Sugar Springs 50th Anniversary in 2022). July brought the Craft Show and Fireworks followed by the Airpark Fly-In Breakfast which were all phenomenal. Many golf events were held and I must highlight the Gladwin Veterans Golf Outing and the Butman Township Fire Department outing. Both were fundraisers for worthy causes. I feel that those continue to put Sugar Springs “on the map”.

There are a lot of new Sugar Springers here this year and I feel our biggest goal is to educate people on our basic policies rules and regulations. They are not hard ... but we have them. Going forward we will continue to remind people that car stickers and guest passes are going to be required at beach clubs. With renting a boat slip members will need to have their stickers facing the dock so that if there is any kind of an issue, we can identify the boat and owner. Recently a pontoon was sinking and we could not inform that owner due to lack of a sticker. Fortunately through an acquaintance, the problem was solved.

Capital improvements continue. We just received notice that the aeration system installed in Lake Lancer had results much better than expected. PLM stated that the muck level in those areas was reduced by two feet. This was considerably more than we anticipated. The muck reduction in other areas averaged two feet. Going forward we will look at a few spots on Lake Lancelot. We are in the process of getting permits for that. The targeted areas were a resounding success.

The Hearth continues to do record sales – we are currently looking at the possibility of being open seven days. We cannot commit to it yet, but if it meets fiscal responsibility, we will do it. Obviously if it loses money we will not continue with those hours of operation.

Our Golf Course is in phenomenal condition. If you are able to enjoy the course this fall, please thank Mark Bayer and his staff for a remarkable year.

Our lake buoys have been removed and lake levels will begin to be lowered early to mid October.

Veterans Time Capsule: This is a reminder to members to submit names of members (former and present) to the office for the Time Capsule which will be placed in the ground on Veterans Day in November. Please print name of person, Military Branch and dates of service.” 2

COMMUNICATIONS:

Responding to several requests to change boating/no wake hours on the lakes: These rules are a DNR issue which are generally statewide. It would be a long and difficult process to get them changed.

Complaints of both noise and misuse of ORV's/golf carts/side-by-sides: Butman Township has a Noise Ordinance that citizens can file complaints with and vehicle misuse should be reported to the Gladwin Sheriff, 989-426-9284 or Michigan State Police, 989-345-0955.

Additionally weed control comments were received and PLM (lake treatment) is addressing.

With regard to yard signs: A&E Committee Rules and Regulations are firm on yard signs as stated in Bylaws. Flags are not considered yard signs.

An appeal from the Airpark Committee requesting assistance with installation of electrical power in Airpark building that will be reviewed at BOD work sessions.

OLD BUSINESS:

Camper storage phase 2-3 complete. Main sewer complete.

NEW BUSINESS:

AGENDA ITEM IX-I

Approve Board Meeting Minutes of March 19, Annual Meeting June 19 and BOD Meeting June 19, 2021.

Motion made to approve Board Meeting Minutes of March 19, Annual Meeting June 19 and BOD Meeting June 19, 2021.

M/Gentry,S/Hawkins

Discussion: None

Motion unanimously approved

AGENDA ITEM XI-II

Approve Lot Consolidations – Fairfield Realm Lot 120/121 and Queens Realm Lots 11/12 as recommended by A&E Committee

Motion made to Approve Lot Consolidations – Fairfield Realm Lot 120/121 and Queens Realm Lots 11/12 as recommended by A&E Committee

M/Hawkins,S/Weeman

Discussion: Members may start construction on lot improvements

Motion unanimously approved

AGENDA ITEM IX-III

Approve the purchase of a new pizza oven not to exceed \$ 7,500.00

Motion made to Approve the purchase of a new pizza oven not to exceed \$ 7,500.00

M/Visnaw,S/Gentry

Discussion: Current oven not repairable, must be replaced

Motion unanimously approved

AGENDA ITEM IX-IV

Approve Committee Rosters

Motion made to Approve Committee Rosters

M/Issitt,S/Dunham

Discussion: Rosters may be adjusted during year

Motion unanimously approved

AGENDA ITEM IX-X

Approve the purchase of the portable suction dredge pump system not to exceed \$ 10,000

Motion made to Approve the purchase of the portable suction dredge pump system not to exceed \$ 10,000

M/Weeman,S/Taunt

Discussion: To improve muck levels in lakes and ponds. In researching this system, we learned we can obtain a portable system that will hook on to a boat instead of using a backhoe which allows material to go back into the lake. DNR regulations require that when removing material from lakes, upon draining, the water must be returned to the lake. A quote received to remove silt/muck from a specific area in Lake Lancelot was \$35,000. Our option is to purchase this system and be able to use it in both lakes and golf course ponds. Buildings and Grounds will be able to operate this and will store removed material in appropriate B&G areas as required by law.

Motion unanimously approved

COMMITTEE REPORTS:

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

Scott Jones, Chairperson, reported an extremely busy season. Listed was 1 home, 6 lot modifications and multiple tree removal situations. Violations occurred with members who do not understand SSPOA Rules and Regulations. Totals were 54 including unauthorized items on lots and removal of campers. Sewer responsibilities are under the Butman Township requirements.

BUDGET COMMITTEE: (Bd Rep: T. Hug)

Noel Clark indicated that Committee will meet in November to determine budget for 2022.

BUILDINGS & GROUNDS COMMITTEE: (Bd Rep: D. Dunham)

Ron Francetic reported that an audit of all facilities has been done and a full report on repairs needed will be given to the Board for future considerations.

ELECTION COMMITTEE: (Bd Rep: D. Dunham)

No report.

GOLF COMMITTEE: (Bd Rep: J. Hawkins)

No report.

LAKES COMMITTEE: (Bd Rep: J. Weeman)

Mario Laudicina, Chairperson of the Lakes Committee announced the Goose Round-up in June had about 50 Geese taken and relocated. The Goose population appears to be substantially less than in prior years so that program is working. A booth was set up at the Craft Show where we distributed educational materials, gift certificates and gift baskets were donated by Sugar Springs Marine. A raffle supplied funds for our newly created lake improvement fund. Our Boater Safety class was held in July - 22 people in attendance with most students passing the exam and receiving certificates. On August 11 we sponsored a Clean Water/Clean Boat afternoon with the assistance of the Michigan Lakes and Streams Association and Michigan State University. The lake treatment company, PLM, has done a good job in treating our waters of weeds and invasive species. The aeration system is being monitored and it is hoped that this project will continue. The Gladwin County Drain Commissioner will continue to inspect the spillway. E-coli levels have remained low and water testing is complete for the year. Silt traps are being inspected and buoys have been removed from beach areas. We plan to continue shoreline clean-up over the winter. Volunteers and BOD along with the POA Staff were thanked for all their contributions on behalf of the Lakes Committee.

NOMINATING COMMITTEE: (Bd Rep: J. Issitt)

No report.

PLANNING COMMITTEE: (Bd Rep: J. Issitt)

Report by Chairperson, Mike Visnaw, indicated that the Digital Marketing Campaign remains on hold due to the current continuation of Covid 19 restrictions. It is hoped that when business returns to normal, the campaign will get underway. A restaurant survey is being finalized and will be available through Constant Contact for members to respond to. An all Chair (of committees) meeting will take place immediately following this meeting to begin preparations for planning a 50th Anniversary celebration of Sugar Springs to take place in 2022.

RECREATION COMMITTEE: (Bd Rep: S. Visnaw)

Pat Issitt, Chairperson, reported having 90 vendors at the Craft Show in July and the Rummage Sale brought forth a record number of much needed volunteers. Looking ahead, October 2 is the Poker Run which will be held dependent on the appropriate number of tickets sold by September 28. October 30 is the UofM/MSU Football game Potluck Party at the Activity Center.

ROSEMARY DAVIS VOLUNTEER APPRECIATION AWARD – 2021

Presented to:

SCOTT AND SUE JONES

AD-HOC COMMITTEES:

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

Danny Foxx, Chairman, reported that 535 persons were served a pancake breakfast at the Fly-In along with many pilots who brought in a variety of interesting planes. Funds generated will go towards Airpark improvements. Danny thanked the volunteers and those that donated gift baskets for the raffle.

CAMPING COMMITTEE: (Bd Rep: C. Taunt)

Dan Feinauer spoke on behalf of the Camping Committee. He was elected Chairperson earlier in the day and reported that the Committee was planning on having a Trunk or Treat celebration on October 23. They are hoping to have a boat parade in 2022 and a Springtime Welcome Back event. SSPOA members are all welcome to get involved with the Committee.

MEMORIAL COMMITTEE: (Bd Rep: S. Visnaw)

No report.

ADDRESSES TO THE BOARD:

Members voiced

- Concerns about safety in Sugar Springs. Township has an Ordinance Officer but the area needs more. Could a hired person be funded by members? Consider possibility of working with Sheriff to get funding for patrols. Sheriff #: 989-426-9284
- Suggested a “Neighborhood Watch” program using volunteers.
- Residents should contact the State Police when in need. MSP response is mandatory.
- Michigan State Police#: 989-345-0955 (this is West Branch post)
- Parking lot in Pickle Ball needs resurfacing as does the Tennis Court

COMMENTS FROM BOARD MEMBERS:

All members (residential and camping) should have their address listed with the Gladwin County Building Department. Please call them to provide that information so that it can be entered in the 911 Call system. 989-426-5931

SSPOA BOD work sessions will now include Committee representation.

NEXT BOARD OF DIRECTORS MEETING: DECEMBER 11, 2021

ADJOURNMENT:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 11:35 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association

