

**SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION  
(SSPOA)  
BOARD OF DIRECTORS MEETING  
DECEMBER 11, 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:** Eighteen (18) SSPOA members.

At 10:00 a.m., the December 11, 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. Revenues are in a favorable direction. Financial statement is available to members at the office. Report accepted as presented.

## **GENERAL MANAGERS REPORT:**

David Harris recalled that the December 2020 BOD meeting was held during a loss of power and again today the meeting will be held without power. A Covid Pandemic update included the fact that the State of Michigan reports a high number of cases and Sugar Springs will continue honoring restrictions. This includes the pool usage to be limited to a 25 person capacity. Members are encouraged to stay at home if not feeling well and to seek medical advice.

2021 was a "battle" in many ways, The Hearth has dealt with obstacles such as labor shortages and commodity prices. In spite of problems, our revenue is up. Much needed (and long overdue) new kitchen equipment will be delivered in February. There is a possibility that the restaurant may be closed during installation days, but notifications to members will be made in advance. Currently the goal is to keep The Hearth open 7 days a week – lunch and dinner – depending on business. Reservations are appreciated in order to properly schedule staff.

The TrackMan has been a bonus for the Golf course and we are looking forward to having increased use. Leagues will be forming soon.

We have partnered with Consumers Energy to reduce energy usage and costs. We have the possibility of having 900 light bulbs on at any given time. Consumers has a program to absorb the cost of replacing those bulbs with LED lights leading to substantial savings in our monthly bill.

Lastly, 2022 is a big milestone in Sugar Springs. It is our 50<sup>th</sup> Anniversary with a lot of events being scheduled. A membership picnic is being planned to be held on June 25, a new Logo has been designed for 2022, and a calendar of events is being prepared to notify members so they can plan appropriately.

## **PRESIDENTS REPORT:**

Tom Hug announced that the Dredging Unit has been put in place for cleaning silt traps and will deal with other areas that require the equipment.

**COMMUNICATIONS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**AGENDA ITEM XII-I**

**Approve Board Meeting Minutes of September 18, 2021.**

Motion made to approve Board Meeting Minutes of September 18, 2021.

M/Gentry,S/Dunham

Discussion: None

Motion unanimously approved

**AGENDA ITEM XII-II**

**Approve Toast Equipment at a cost of \$ 7,000.00**

Motion made to approve Toast Equipment at a cost of \$ 7,000.00

M/Hawkins,S/Gentry

Discussion: This electronic system will be used at The Hearth and will improve ordering, timing, scheduling and labor costs and inventory control. It will also expedite the process of issuing gift cards.

Roll Call Vote: Taunt, Aye; Gentry, Aye; Dunham, Aye; Hawkins, Aye; Issitt, Aye; Weeman, Aye;

Visnaw, Aye, Hug, Aye.

Motion unanimously approved.

**AGENDA ITEM XII-III**

**Approve Purchase of Kitchen Equipment at a cost of \$ 50,000**

Motion made to Approve Purchase of Kitchen Equipment at a cost of \$ 50,000

M/Taunt,S/Weeman

Discussion: This project will offer substantial savings to The Hearth. Most of the equipment is aging and in need of replacement/repair. The walk-in freezer is being addressed, new fans are necessary, Consumers Power is approving the choices that suggest and guarantee efficiency.

Roll Call Vote: Taunt, Aye; Gentry, Aye; Dunham, Aye; Hawkins, Aye; Issitt, Aye; Weeman, Aye; Visnaw, Aye; Hug, Aye. Motion unanimously approved

**AGENDA ITEM XII-IV**

**Approve 2022 Budget**

Motion made to Approve 2022 Budget

M/Dunham,S/Visnaw

Discussion: Budget Committee brought forth recommendation to approve

Motion unanimously approved

**AGENDA ITEM XII-V**

**Approve Fee Schedule for 2022**

Motion made to Approve Fee Schedule for 2022

M/Taunt,S/Issitt

Discussion: Buildings and Grounds presented an audit of the entire facility in November for considerations in maintaining and repairing physical locations. Due to potential problems in projects which may reduce funds available, a slight increase in certain fees is suggested.

Roll Call Vote: Taunt, Aye; Gentry, Aye; Dunham, Aye; Hawkins, Nay; Issitt, Aye; Weeman, Aye; Visnaw, Aye; Hug, Aye.

Motion passed seven (7) Ayes; one (1) Nay.

**AGENDA ITEM XII-VI**

**Approve Lot Consolidation Lots 90 and 91 in Hamilton Realm**

Motion made to Approve Lot Consolidation Lots 90 and 91 in Hamilton Realm

M/Gentry,S/Weeman

Discussion: None

Motion unanimously approved

#### **AGENDA ITEM XII-VII**

**Approve SSPOA Board Meeting dates for 2022: March 19, June 18 (Annual followed by General), September 17 and December 10**

Motion made to Approve SSPOA Board Meeting dates for 2022: March 19, June 18 (Annual followed by General), September 17 and December 10

M/Issitt,S/Gentry

Discussion: None

Motion unanimously approved

#### **COMMITTEE REPORTS:**

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

Noel Clark noted that in the 4<sup>th</sup> quarter there were 3 new homes, 3 lot modifications, 3 outbuildings, 7 tree maintenance approvals, 1 maintenance issue and 4 misc. Violations occurred and were followed up with letters and assessments.

##### **BUDGET COMMITTEE: (Bd Rep: T. Hug)**

Noel Clark and Committee reviewed all financials and prepared Budget which was approved in Agenda Item XII-IV of this meeting.

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

Mike Visnaw reported that they will continue to address issues that need improvement. He complimented the Sugar Springs Maintenance staff on all they accomplish.

##### **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, indicated that the Manchester Beach Club shoreline clean-up has been addressed. The Garden Club has offered to assist in maintaining the Buffer Zone. Silt trap program has been approved and shoreline improvement permits are awaiting approval. The process of archiving files has begun. Commons shoreline clean-ups will continue this winter if conditions permit. MSU Training courses will continue; Goose Round-up permits will be applied for and a Pike Derby will be held on February 19 (DNR free fishing day). The BOD and GM were thanked for providing equipment for members to use and their entire support on projects.

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

Those members in good standing who wish to submit applications for Board of Director positions for the 2022 Election must return their applications no later than February 7.

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

Mike Visnaw, Chairperson, reported that plans will continue for the 50<sup>th</sup> Anniversary Celebrations at January 13, 2022 meeting.

**RECREATION COMMITTEE:** (Bd Rep: S. Visnaw)

Pat Issitt, Chairperson, announced the successes of the Trunk or Treat and Tree Lighting with Santa events. The Committee wishes to thank all the volunteers who participated. Snowfest will be held on January 15 at the Chalet. March will bring a special evening of the game "Family Feud" to be played by members to celebrate Founders Day -- the 50<sup>th</sup> Anniversary of Sugar Springs.

**AD-HOC COMMITTEES:**

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

New Windsocks are being installed on AirPark. Committee seeking new members.

**CAMPING COMMITTEE:** (Bd Rep: C. Taunt)

A new Chairperson, Dan Feinauer, is looking forward to working with the Committee and would like to see more involvement from members.

**MEMORIAL COMMITTEE:** (Bd Rep: S. Visnaw)

Jo Hagey, Chairperson, shared that donations honoring Bob Jucewicz enabled the planting of various trees. Memorial funds will be used to erect Wood Duck nesting boxes in the lakes common areas and landscape improvements at The Hearth. Donations are very much appreciated and may be indicated as a memorial to someone, an anniversary, a birthday, a new birth or an act of kindness to name a few. Donation envelopes are available at the SSPOA Office.

**ADDRESSES TO THE BOARD:**

Member questioned the scheduling of work on silt traps and mentioned the Kings Way boat ramp was in need of attention. A camper had an issue with the dump station not being available in the fall. (Campers please note: Campground dump station closes when the outside temperature reaches the freezing point. No water is available.)

**COMMENTS FROM BOARD MEMBERS:**

All members (residential and camping) are asked to verify their address with the Gladwin County Building Department. Please call and provide that information so that it can be entered in the 911 Call system. 989-426-5931. If not in the system dispatching emergency vehicles to your location may not be possible.

Entire Board wishes the best to all in 2022 and looks forward to celebrating the 50<sup>th</sup> Anniversary of Sugar Springs throughout the year.

**ADJOURNMENT:**

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 11:15 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association

