

**SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION
(SSPOA)
ANNUAL MEMBERSHIP MEETING MINUTES
JUNE 18, 2022**

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

Others Present: Forty-three (43) members, one guest and speaker, Steve Koehler representing Andrews, Hooper & Pavlik, PLC (Auditors).

At 1:00 p.m. the 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:

REVIEW AND APPROVE PREVIOUS ANNUAL MEETING MINUTES:

1

Minutes of SSPOA BOD Annual Meeting, 2021 and SSPOA BOD Meeting, June 2021 were approved in September, 2021.

FINANCIAL REPORTS:

TREASURERS' REPORT:

Treasurer, Matt Schindler, submitted a financial report to the Board prior to this meeting. He introduced Steve Koehler, outside Auditor.

AUDITORS REPORT:

Steve Koehler, representing Andrews, Hooper and Pavlik, PLC presented the Auditors statement for fiscal year ending December 31, 2021. A chart for Revenues & Expenses showed revenues were slightly over 3 million dollars and expenses were just above 2.9 million dollars. Due to the Covid Pandemic, 2020 restaurant revenue was down significantly and the increase as we rebounded in 2021 was also significant. The increase from the past years is rewarding. Source of revenues was broken down on a pie chart and is consistent with prior years again showing an increase in restaurant usage. Expenses were consistent with prior years. A large expenditure in the renovation of restaurant took place in 2020-2021 using the Capital Improvements fund. Golf Course showed an increase in sales and play. The Auditors have assured the Board of Directors that there are no areas of concern within the organization and feels it is well run and supervised.

PRESIDENT'S REPORT:

Tom Hug, President, thanked all Board members for their involvement during the past year. "We accomplished a great deal of improvements from lighting, cart paths, computer updating in Hearth, kitchen equipment, flag poles, continued improvements at storage area, installed new drain tiles, installed security cameras, purchased a Smoker for the Hearth, and continued with the lakes Aeration system and pellets.

I am giving a big "shout out" to all committees for their efforts. Buildings and Grounds Committee consisting of Ron Francetic, Mike Visnaw, Dave Maurer, Kim Krenz, Lynn Wright and Dale Dunham did a compliance check of all of our buildings and facilities and we have started

addressing the issues. Buildings have been painted, beach clubs and beaches have been refurbished, etc. Safety issues were addressed. Buildings and Grounds staff as well as volunteers have worked diligently on the list and I applaud them.

Saturday, June 25, 2022 is our 50th Anniversary Picnic. Food and beverages will be provided along with games and musical entertainment for families to enjoy. We hope all members will attend and celebrate” he said.

ANNUAL STANDING COMMITTEE REPORTS:

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

Scott Jones, Chairman, reported that the first quarter activity for the A&E was busy. Many members want to cut trees for camping pad and home additions and we urgently request members to contact the A&E for guidance. New homes and additions are picking up with the spring season. Violations are continuing, many for failure to obtain camping permits, which is primarily the result of new members not aware of SSPOA Bylaws and Covenants. Each violation is followed up through resolution. Committee intends to continue informing the members on issues of general importance through email blasts and directly by mail or personal visit for specific questions or violations. A year to date summary includes new home/adds, 15, Lot modifications, 20; outbuildings, 8; tree maintenance, 44; maintenance, 23; other: 19. Violations include unauthorized trailer parking, 17; unauthorized items on lot, 4; camping permits, 83 other, 2. Committee members are Scott Jones, Noel Clark, Ed Mandziara, Laura Gentry, Board Rep. It is anticipated that the committee will utilize temporary agents from time to time when the workload requires it.

BUDGET COMMITTEE: (Bd Rep: J. Issitt)

Chairman, Noel Clark, stated that all departments are working within the budget restraints and thanked committee members, Al Streiter, Ben Baker, Mary DeMatio, and Oren Lusher along with BOD President, Tom Hug and BOD Rep, Jim Issitt for their input.

BUILDINGS AND GROUNDS: (Bd Rep: D. Dunham)

Mike Visnaw spoke for Chairman, Ron Francetic, about sharing their findings upon a total inspection of the buildings within Sugar Springs. A list of 156 items needing to be addressed

included anything from light switches to refurbishing picnic tables. Doors , floors, tile, pool bottom, fans, ceilings, carpeting, signs, siding, railings, rest rooms, steps, leaks, roofs were among items that needed attention. Many volunteers worked on these projects along with the Buildings and Grounds staff on tasks and much was accomplished and work will continue. Board Director, Jeff Weeman, was recognized and thanked along with GM David Harris for their participation in this project. Committee members also include Lynn Wright, Kim Krenz and Dave Maurer.

ELECTION COMMITTEE: (Bd Rep: D. Dunham)

Connie Gullen, Chairman, submitted a report prior to this meeting. The Committee met to open and count the verified ballots for both the BOD Election in June, 2021 and again for the BOD Election for todays date, June 18, 2022. There are 12 members on the Election Committee: Nancy Piontek, Susie Justus, Kathy Shevock, Rich Johnson, Pat Issitt, Janice Lane, Ronnie Ward, Janet Hughes, Paula Boehm, Lisa Whipple, Jane Giffin and Connie Gullen. Appreciation goes to resigning member, MaryAnn Pollock who served on the Election Committee for 40 plus years.

GOLF COMMITTEE: (Bd Rep: J. Hawkins)

Frank Bisogni, Chairman, submitted a report prior to this meeting. John Hawkins, Bd Rep, reviewed the report. There are 106 members in the Womens Golf Association and 141 members (projecting 150 members by seasons end) in the Mens Golf Association. Both associations have provided financial support to supplement course improvements. Rick Fuller is involved in maintenance of the course and promoting volunteers to work seeing that projects are accomplished. SSMGA contributes much to the beautification of the course with Kim Ehrke organizing the planter and maintenance of hanging baskets. Committee Roster lists Frank Bisogni, Chairperson, Rick Fuller, President SSMGA, Jane Giffin, President, SSWGGA, Cheryl Selwood, Director of SSWGGA.

LAKES COMMITTEE: (Bd Rep: J. Weeman)

Chairman, Mario Laudicina read the report. The water treatment company (PLM) has been on both lakes treating where necessary. There is a high degree of grown of the invasive species - curly-leaf pond weed and some milfoil. The Aeration system in the Queens Way Bay is in full operation. Measurements show that the system is having a positive impact reducing the

sediment and silt, stopping it from proceeding into the larger lake area. Water testing procedures continue checking for clarity, total phosphorus, chlorophyll, dissolved oxygen and temperature. Goose Roundup was cancelled by the DNR due to Avian Influenza. The 2021 Roundup captured 49 geese which were relocated per DNR guidelines. Egg collection will continue next spring. The swim buoy systems were all reworked by Buildings and Grounds staff. Signage on lakes (No Wake, No Hunting, etc.) were examined and repairs made. Shoreline evaluations took place for erosion. A Boater Safety Class was held in 2021 with 27 attendees and is being held on June 18, 2022. The Clean Boats Clean Waters event took place in August of 2021. The Manchester boat docks natural buffer zone was addressed with the assistance of the Garden Club. This area of trees and plant life filters the upland runoff. Several members of the committee attended a six-week online program by MSU on Lakes Management. A Pike Derby was held in February with 94 people registering – 68 pike were caught. Re-permitting of the silt traps was completed in September of 2021 and was approved through 2025. A permit was also approved for shoreline protection of the POA islands. Members are: Mario Laudicina, Chair, Patti Regnery (Secretary); Joe Wineland, Terry Binger, Mark Smith; Associate members are Ron Francetic, Bob Regnery, Bob Osowski, Chuck Norris, Jerry Lewis, Jim Ruzzin and Dennis Crisp. Jeff Weeman is Board Rep.

NOMINATING COMMITTEE: (Bd Rep: J. Issitt)

Chairman, Scott Jones stated that the process of nominating members for the SSPOA BOD positions was completed. Notices of Election were sent in December and January and interested parties submitted applications by February 4. Applications were reviewed and applicants signed affidavits agreeing to perform duties of BOD if elected. The proposed list of candidates was submitted and approved by the SSPOA BOD in March. Members are Scott Jones, Sue Jones, Sandra Kitchen and Ed Mandziara.

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

Mike Visnaw, Chairman, commented that the committee held “idea” sessions with all committee chairpersons to assist with the planning of the Sugar Springs POA 50th Anniversary Celebration. A new advertisement was produced for the Gladwin County Chamber of Commerce Directory. Marketing amenities through the Website – sugarsprings.net – have been a cost saving action and information for property owners is available on the site. Members are: Mike Visnaw, Judi Sullivan, Rebecca Duggan, Lynn Wright, Mitch Kahn and Sandra Kitchen.

RECREATION COMMITTEE: (Bd Rep: S. Visnaw)

Pat Issitt, Chairperson, shared the events and activities which included the Rosemarie Davis Volunteer Appreciation Award for 2020-2021 awarded to Sue and Scott Jones, the Arts and Craft Show, Elvis Concert, Rummage Sale, Poker Run, MSU/Michigan game party, Cookies with Santa, Winter Fest, Super Bowl Party, Pool Fest, Easter Egg Hunt, Founder's Day Family Feud special event, Ice Cream Social, Bocce Ball League, Pickle Ball League and currently working on the 50th Anniversary Members Picnic to be held on June 25 and Arts and Craft Show scheduled for July 2, 2022. Monies raised at events purchased aprons, Christmas Tree ornaments for 50th, storage bench for Pickle Ball, carrying bags for Bocce Ball, B&G Appreciation lunch, SS Christmas tree decorations and exterior lights, Veterans Golf sponsorship, Christmas Kindness Concert, donation to SSPOA Fireworks, donation to Butman Township Fire Department, birthday cakes for birthday dinners and a Smug Mug Photography subscription. Members on this committee are Nancy Benoit, Darlene Chubb, Cindy Clark, Jill Crisp, Charlene Davis, Kim Ehrke (newly elected to serve as Chair for 2022-2023), Patti Fewell, Ron Francetic, Elaine Gagnon, Mert Gossett, Mary Jo Hagey, Dennis Hagey, Jennifer Johnson, Sue and Scott Jones, Julie Jurmo, Marcia Kennett, Denise Kirby, Thomas Kissel, Deb and Kim Krenz, Katherine Landes, Michelle Lawrence, Laurie and Ed Mandziara, Dianna Maurer, Kim McAllister, Robyn and Chuck Norris, Janet Poxon, Nancy Purdy, Patti Regnery, Theresa Richardson, Jaye and Mark Smith, Kathy Spencer, Garry Stevens, Judi Sullivan, Susan Taunt, Mike Visnaw, Kris and Jeff Weeman, Lisa Whipple and Lynn Wright. Contributing members were Evelyn Acton, Fran Clarke, Shirley Grindling, Bonnie and Randy Holman, Tom Hug, Joyce and Jerry Lewis, Joe Remenar and Mary Walburn.

At this time Pat Issitt, Chair of Recreation presented the

ROSEMARIE DAVIS VOLUNTEER APPRECIATION AWARD to:

David Poxon. David truly represents the volunteer spirit of Sugar Springs. He has volunteered his talents as photographer at all events and activities and has posted 11,650 photos on Smug Mug and provided a wonderful history through those photos.

AD-HOC COMMITTEES

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

Craig Taunt spoke on behalf of the committee. Five meetings were held with improvements to safety issues discussed and accomplished. Materials for a new windsock were acquired and will be installed on the north and east end of the runway. Runway lighting was donated from Oakland County Pontiac International Airport, estimated value \$75,000. Future projects include installation of electrical service to the Airpark building and estimates have been submitted to the BOD. Committee approved naming the Airpark the 'Richard Sager Memorial Airpark' in memory of long time resident and Airpark Manager, Richard Sager. The Fly-In in August 2021 was a huge success with over 500 Pancake Breakfasts served and over 40 planes and one helicopter landing for viewing. 2022 Airpark Fly-In is scheduled for August 20. Committee members are: Janine Foxx, Rebecca Duggan, Denise Johnson, Allen Turner, Dave Wood (Airpark Manager), John Brooks, John Coleman, Dave and Ellen Kasper, Karen Wood, Beryll and Jim O'Dea, Rob Spicuzza, Bill Warden, Fred Jerome, Ron Drake, Alice Moore, Roland McDonald, Diane Creed, Mitch Kahn, Dale Maxim, and Danny Foxx as Chairperson.

CAMPING COMMITTEE: (Bd Rep: C. Taunt)

Dan Feinauer, Chairman, thanked Craig Taunt and the BOD for assisting him in his new position. There was a decline in membership on the committee due to Covid restrictions and the rebuilding of committee is in progress. If SSPOA members (both campers and homeowners) are interested, they are to contact the POA office. Committee hosted the Trunk or Treat in October 2021 which was met with huge success and it is anticipated to once again host the event on October 22, 2022. They are considering developing a kayak launch area on one of the lakes. Next meetings are July 9, August 6 and September 10 – all at the Airpark Building starting at 9:00 a.m. Committee members are: Rebecca Duggan, Secretary, Roland McDonald, Ann Crowell, Janine Foxx, Carol Baker and Alice Moore.

MEMORIAL COMMITTEE: (Bd Rep: S. Visnaw)

Mary Jo Hagey, Chairperson, reported the projects for 2021-2022 included flowers, mulch and labor on the golf course gardens in conjunction with the SSWGGA/SSMGA, planting of trees and

Memorial Christmas Tree, refreshing gardens around the Activity Building and the Hearth, Wood Duck boxes around the lakes and additional shelving to the Memorial Library. Committee members are Don Bunse, Betty Cardwell, Sandra Kitchen, Deb Krenz, Nancy Purdy, Judi Sullivan, Steve Surowiec and Lynn Wright.

CERTIFICATES OF APPRECIATION:

President Hug presented Board of Directors John Hawkins and Craig Taunt Certificates of Appreciation for their involvement in Sugar Springs.

2022 BOARD OF DIRECTORS ELECTION RESULTS:

On behalf of the Election Committee, Jane Giffin announced the following results:

Three (3) Candidates ran for two (2) positions, each term is for three (3) years. Candidates are John Hawkins, Eve Kaltz and Craig Taunt

Directors Terms Expiring: John Hawkins and Craig Taunt

Tabulation of Votes:

| | |
|--------------|-----|
| John Hawkins | 449 |
| Eve Kaltz | 635 |
| Craig Taunt | 647 |

There were 2,569 eligible member votes.

There were 7 write-ins totaling 8 votes. Total voided ballots – 5 representing 4 votes.

Without objection, Connie Gullen, Chairperson for the Sugar Springs Election Committee, declared that Eve Kaltz and Craig Taunt have been elected as Directors to a 3-year term commencing today (June 18, 2022) and continuing through the Annual Meeting in June, 2025.

COMMENTS:

All members of the SSPOA whether Campers or Residents are to contact the Gladwin County Building Department to register their address. This assures owners that the address is on file with the 911 system in case of an emergency. Number to call is 989-426-5931.

ADJOURNMENT OF THE SSPOA ANNUAL MEMBERSHIP MEETING:

With all Agenda Items completed and without objection President Hug adjourned the meeting at 1:54 p.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association

A handwritten signature in black ink, appearing to read "Laura Gentry", written in a cursive style.