

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION

(SSPOA)

BOARD OF DIRECTORS MEETING

MARCH 19, 2022

OFFICERS & DIRECTORS PRESENT: President: Tom Hug, Vice President, Craig Taunt (via telephone), Corporate Secretary, Laura Gentry; Directors: John Hawkins, James Issitt, Jeff Weeman, Sherri Visnaw; SSPOA GM, David Harris, SSPOA Treasurer, Matt Schindler and Recording Secretary, Judith Sullivan. Dale Dunham not present.

OTHERS PRESENT:

At 10:00 a.m., the March 19, 2022 Sugar Springs Property Owners Association (SSPOA) Board of Directors meeting was called to order by President Tom Hug at the SSPOA Activity Building. Video recording did not occur.

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, stated that membership dues have been collected, Fitness Center membership is up now at a full rate (last year was reduced rate due to Covid restrictions), restaurant revenue to date is over \$ 76,000 and Golf memberships have a strong start. A portion of Lake Treatment Cost has been pre-paid at a savings of 3-1/2 percent. The full financial report is available through the SSPOA Office.

GENERAL MANAGERS REPORT:

General Manager, David Harris, welcomed back campers and snowbirds. He stated the following: Weather will dictate the installation of boat docks. This year is the 50th Anniversary of Sugar Springs. A lot of events are planned with the hope that all members will take advantage of those events. On June 25 a picnic will be held for members and their families with no charge to attend.

Car stickers are important and were given to members as dues were paid. Please use them to identify your usage at our private beach clubs. We have opened all facilities to pre-Covid levels but will continue to use social distancing when practical. Pool users are to remain cautious.

Kitchen upgrades are complete. Work took ten days and I want to thank Craig Taunt and the Buildings and Grounds staff who got the project done in a timely manner. It was a long overdue need and it's now a safe and efficient area with a new ventilation system, a fire suppression system, new refrigeration and cooking equipment. The floor was re-tiled. A new smoker has been considered and will be discussed in Agenda III of this meeting. An updated menu will be introduced later in the year.

2022 projects to include all parking lots to be sealed and striped as well as the Pickle Ball courts. Phase 4 of the Sugar Springs Storage Area will be completed in the summer which includes drain tile and new gravel. Grass Lake Road currently is in unacceptable condition for users to get to the storage area. This road is the responsibility of the Gladwin County Road Commission and they have been contacted with a request for necessary maintenance.

Lake Treatment Aeration is being addressed with State Officials as we have realized success on Lake Lancer and hope to continue using the process.

Golf/Trackman use has met with continued success – the Leagues were popular. The Sugar Springs Golf Course was selected to host the Senior Women’s Amateur Championship to be held on a Mon/Tues in mid-September. This will be a good opportunity to introduce others to both the golf course and the community as a whole.

Boat Docks continue to be an issue but we must adhere to the Rules and Regulations on eligibility.

PRESIDENTS REPORT:

President, Tom Hug, would like members to be aware that Buildings and Grounds personnel work diligently on all phases of buildings and maintenance on our facilities. They are skilled workers and accomplish all tasks. He thanked SSPOA Board Director Craig Taunt for his expertise and time spent on The Hearth kitchen renovation. “I personally commend and appreciate all of them,”he said.

COMMUNICATIONS:

Letter received regarding Boat Docks. Response was no exceptions to Rules and Regulations.

OLD BUSINESS:

Following up on the recent Consumers Energy Report regarding Sugar Springs, all suggestions were completed. The return on investment should be realized in 15 months. Rebates will be given for turning in old appliances.

NEW BUSINESS:

AGENDA ITEM III-I

Approve December 11, 2021 SSPOA BOD meeting minutes

Motion made to approve December 11, 2021 SSPOA BOD meeting minutes

M/Gentry,S/Weeman

Discussion: None

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Motion unanimously approved

AGENDA ITEM III-II

Sanction Golf Tournament Schedule for 2022 season

Motion made to Sanction Golf Tournament Schedule for 2022 season

M/Visnaw,S/Gentry

Discussion: None

Motion unanimously approved

AGENDA ITEM III-III

Approve funding for Smoker for restaurant not to exceed \$ 23,000.00

Motion made to approve funding for Smoker for restaurant not to exceed \$ 23,000.00

M/Hawkins,S/Visnaw

Discussion: In lieu of hiring outsiders during the new construction of kitchen, we were fortunate to utilize our Buildings and Grounds staff and the expertise of Director, Craig Taunt, a Master Electrician, for specialized work. This benefitted us to the point where funds were then available to purchase this new equipment. This Smoker will enable us to prepare vast amounts of a variety of meats to serve at The Hearth and will also provide catering abilities for members personal events.

Roll Call Vote: D. Dunham – Yes (proxy vote by L. Gentry); L. Gentry – Yes; J. Hawkins – Yes; T. Hug – Yes, J. Issitt – Yes; C. Taunt – Yes (proxy vote by J. Issitt); S. Visnaw – Yes; J. Weeman – Yes

Motion unanimously approved

AGENDA ITEM III-IV

Approve the movement of 5% annual sales to reserve funds: \$ 100,000.00 to Building Fund and \$ 40,000.00 to Bath House Funds

Motion made to approve the movement of 5% annual sales to reserve funds: \$ 100,000.00 to Building Fund and \$ 40,000.00 to Bath House Funds

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M/Weeman,S/Visnaw

Discussion: Bylaws and Covenants state that we may earmark funds for Capital Expenditures. This provides funds for necessary improvements. It is a good practice in fiduciary responsibility.

Roll Call Vote: D. Dunham – Yes (proxy vote by L. Gentry); L. Gentry – Yes; J. Hawkins – Yes; T. Hug – Yes; J. Issitt – Yes; C. Taunt (proxy vote by J. Issitt); S. Visnaw – Yes; J. Weeman – Yes.
Motion unanimously approved

AGENDA ITEM III-V

Approve Slate of Candidates for upcoming Board of Directors election

Candidates are John Hawkins, Eve Kaltz and Craig Taunt

Motion made to approve Slate of Candidates for upcoming Board of Directors election

Candidates are John Hawkins, Eve Kaltz and Craig Taunt

M/Issitt,S/Gentry

Discussion: Two positions open for three year terms

Motion unanimously approved

COMMITTEE REPORTS:

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

Scott Jones, Chairman, reported that year-to-date there have been 5 new home/adds; 2 lot modifications; 12 tree maintenance issues; 6 maintenance issues and 5 others for a total of 31 items addressed. Violations included 5 unauthorized parking, 1 unauthorized items on lot and 1 other for a total of 7 items addressed. Violations are being dealt within by following up each violation with letters and assessments. Committee will continue informing the members on issues of general importance through email blasts and directly by mail for specific questions or violations.

BUDGET COMMITTEE: (Bd Rep: T. Hug)

No report.

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

Mike Visnaw, Chairperson, shared that many items on the Audit List of proposed projects needing attention have been worked on. Among the tasks were all picnic tables have been resealed, the Activity Building sliding doors on the East side of the building have been removed and replaced with walls, new entry decks were constructed for the Activity Building and emergency exit in POA office. Plans are to request volunteers to assist in painting areas that require attention. Safety and Structural issues have been addressed. Again the Buildings and Grounds staff were complimented.

ELECTION COMMITTEE: (Bd Rep: D. Dunham)

No report.

GOLF COMMITTEE: (Bd Rep: J. Hawkins)

No report.

LAKES COMMITTEE: (Bd Rep: J. Weeman)

Report read by Jeff Weeman. A new permit request was approved in January to riprap much of the island shorelines in Lake Lancer. These areas are seeing a great degree of erosion due to wave action from wind and boat traffic. This is a five-year permit which will allow shoreline work to be done through 2026. The Manchester boat dock buffer zone natural shoreline area will have the assistance of the Garden Club in maintaining the area in the fall and spring. The Pike Derby held in February coordinated by Mark Smith and Ron Francetic was a huge success. There were 94 participants and 68 Pike were measured with the majority coming from Lake Lancelot. The Goose Roundup permit has been submitted. PLM, our water treatment and weed control company, has been contracted to perform this activity for 2022. Bob Regnery and Jeff Weeman attended the MSU Introduction to Lakes course which included lake ecology, watersheds, shorelines, laws, aquatic plants and community involvement. The MSU mobile boat wash is scheduled for June 11 at the Butman Township boat launch. The aeration system in the Queensway Bay is on track for PLM re-installation in April. The Cooperative Lakes Monitoring Program (CLMP) is contracted for Lakes Committee members to conduct water sampling

this year. This bi-weekly sampling covers clarity, total phosphorus, chlorophyll, dissolved oxygen and temperature, and E.coli testing prior to holidays. Additional activities for the year include swim buoy installation and removal, Boater Safety class, silt trap monitoring, lake maintenance, Annual Picnic and Art Show booths, Fly-In basket donation and Website utilization.

NOMINATING COMMITTEE: (Bd Rep: J. Issitt)

Scott Jones, Chairman, reported that upon receiving applications for persons interested in running for SSPOA BOD positions, the vetting process included presenting an affidavit to be signed. Nominees must be members in good standing. The nominees for the 2022 Election are incumbents John Hawkins and Craig Taunt and new member, Eve Kaltz. There are two positions available and will be for a three year term. A Candidates Meet and Greet meeting is scheduled for May 14 and information will be made available through Constant Contact, the Sugar Scoop and at www.sugarsprings.net. The slate of candidates was approved in Agenda III-V of this meeting (see page 5 of these minutes).

PLANNING COMMITTEE: (Bd Rep: J. Issitt)

Mike Visnaw, Chairman, stated that the Committee met during the last several months and assisted with planning the 50th Anniversary of Sugar Springs events.

RECREATION COMMITTEE: (Bd Rep: S. Visnaw)

Pat Issitt, Chairperson, shared that the Winterfest headed by Ron Francetic was a huge success. Founders Day will be celebrated by hosting a Family Feud night on March 26; April 16 brings an Easter Egg Hunt and Pool Party, Ice Cream Social on May 29 and annual Craft Show on July 2. Birthday dinners continue.

AD-HOC COMMITTEES:

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

No report.

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CAMPING COMMITTEE: (Bd Rep: C. Taunt)

No report.

MEMORIAL COMMITTEE: (Bd Rep: S. Visnaw)

Jo Hagey, Chairperson, said that funds for the Wood Duck Duck Boxes were distributed and the Lakes Committee will install them when completed. To further honor Sugar Springs Veterans in the flag pole area, donations are requested to assist in beautifying the area. All donations are appreciated and will be used for good causes within the community.

ADDRESSES TO THE BOARD:

A member was extremely concerned over the loss of a boat dock rental and sought assistance for a solution; natural gas line availability on specific roads was discussed as were lights installed in The Hearth parking lot.

COMMENTS FROM BOARD MEMBERS:

Hoping that all members and their families will be able to attend the 50th Anniversary Celebration Picnic to take place on June 25, 2022. Details to follow at a later date.

ADJOURNMENT:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 11:32 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association