

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION
(SSPOA)
BOARD OF DIRECTORS MEETING
SEPTEMBER 17, 2022

OFFICERS & DIRECTORS PRESENT: President, Tom Hug, Vice President, Jeff Weeman, Corporate Secretary, Laura Gentry; Directors: Dale Dunham, Eve Kaltz, James Issitt, Sherri Visnaw; SSPOA GM, David Harris, SSPOA Treasurer, Matt Schindler and Recording Secretary, Judith Sullivan. (Director Craig Taunt – excused absence)

OTHERS PRESENT: Fourteen (14) SSPOA members.

At 10:00 a.m., the September 17, 2022 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 continue to be in a favorable direction. Financial statement was presented and a statement for members is available at the office. Report accepted as presented.

GENERAL MANAGERS REPORT:

General Manager, David Harris, reported that new maps of Sugar Springs have been printed and are available to members at a cost of \$ 5.00. Restaurant sales continue to be strong and staff will focus on quality and improved service. Short staffing has been a problem and thanked members for their patience. Plans are to stay open for the winter months with specials appropriately priced according to commodity prices. The Hearth handled three weddings this year, and if there is a need for larger types of events, the Activity Center/Hearth are available for gatherings.

Golf Course revenue is up and much is attributed to the GAM event held in early September. This tournament garnered rave reviews on the condition of the course, the support people, and great service from the Pro Shop and The Hearth.

Projects included completion of all parking lot resurfacing, storage area drainage, painting of buildings using volunteers and Buildings and Grounds accomplished many tasks. The need for new equipment has been brought to the Board of Directors. Bids will be requested on redo of cart paths and Tennis/Pickleball courts. The condition of bath houses will be addressed this winter.

COMMUNICATIONS:

Numerous e-mails and phone calls have been received regarding the Court mandated release of members e-mail addresses. Although the office policy has always been to treat this information as strictly confidential, a Court Order necessitated the action. Judge Roy Mienk of Gladwin County Circuit Court may be contacted should members wish to voice their opinion on the issue.

Off Road Vehicles are also a subject of complaints to the office. Attempts to get law enforcement to respond has been slow. Butman Township is being asked to review ordinances and members are asked to obey all State and County rules regarding vehicle use.

NEW BUSINESS:

AGENDA ITEM IX-I

Approve minutes taken at March 19, 2022 SSPOA BOD Meeting, Annual Membership Meeting, June 18, 2022 and General Membership Meeting, June 18, 2022

Motion made to approve minutes taken at March 19, 2022 SSPOA BOD meeting, Annual Membership Meeting, June 18, 2022 and General Membership Meeting, June 18, 2022

M/Gentry, S/Weeman

Discussion: None

Motion unanimously approved

AGENDA ITEM IX-II

Approve purchase of pick-up truck and dump trailer vs. dump truck and pick-up

Motion made to approve purchase of pick-up truck and dump trailer vs. dump truck and pick up

M/Dunham,S/Gentry

Discussion: This is a cost saving measure with better utilization rather than a dump truck and pick-up

Roll Call Vote: Dunham, Aye; Gentry, Aye; Kaltz, Aye; Issitt, Aye; Visnaw, Aye; Weeman, Aye, Hug, Aye

Motion unanimously approved

AGENDA ITEM IX-III

Approve purchase of new Greens mower

Motion made to approve purchase of new Greens mower

M/Visnaw,S/Weeman

Discussion: The last purchase of a new Greens mower was in 1994. Replacement parts are no longer available for that equipment

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

AGENDA ITEM IX-IV

Approve Committee Rosters

Motion made to approve Committee Rosters

M/Issitt,S/Gentry

Discussion: None

Motion unanimously approved.

COMMITTEE REPORTS:

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

Chairman, Scott Jones reported on third quarter activity. Many members want to cut trees, both dead and living. New homes and additions are moderating, violations continue which is primarily the result of members not understanding or being aware of our rules and regulations. Each violation is followed up through resolution. Third quarter activity included 7 new home/adds, 14 lot modifications, 5 outbuildings, 22 tree maintenance, 23 maintenance issues, 19 others. Violations included 11 unauthorized trailer parking, 12 unauthorized items on lots, 2 camping permits, 7 others.

BUDGET COMMITTEE: (Bd Rep: T. Hug)

Noel Clark reported that the Committee will meet in November.

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

Mike Visnaw shared that the maintenance project list submitted had many items completed. The large room in the Activity Center is being addressed for possible improvements. Several road signs are missing and will be replaced by Butman Township. If members are in need of road sign replacement, they are to contact Butman Township with name of road and location.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

No report.

GOLF COMMITTEE: (Bd Rep: S. Visnaw)

No report.

LAKES COMMITTEE: (Bd Rep: J. Weeman)

Chairman, Mario Laudicina, said the Goose Round-up was cancelled by the DNR due to Avian Flu conditions, a booth was available at the Members Appreciation Day with informational material available to all attendees. Boaters Safety Class was held with approximately 20 people attending – most of whom received their certificates. The Clean Boats/Clean Waters Event was held at the Butman Township Boat Launch. PLM, our lakes treatment service has completed all spraying for the season and aquatic nuisance species are down from previous years. A fish kill was experienced during the summer and upon inspection, the DNR determined the cause was the overuse of fertilizer and chemicals in lawn treatment which creates a runoff into the lakes. The spillway inspection has been done and Committee is awaiting results. Water testing continues and E-coli measurements have been very low all summer. Swim buoys are being removed for the season. Clean-up of islands and shorelines will continue during winter months.

NOMINATING COMMITTEE: (Bd Rep: J. Issitt)

No report.

PLANNING COMMITTEE: (Bd Rep: T. Hug)

Chairman, Mike Visnaw, reported the Committee will be involved in plans for improving the Activity Center.

RECREATION COMMITTEE: (Bd Rep: E. Kaltz)

Kim Ehrke, Chairperson, reviewed the Craft Show activities, a successful Corn Hole Tournament in August, assisted in sponsorship of the Elvis Concert, and held a well attended Road Rally in early September. Upcoming events include a donation to the Firefighters Golf outing, the distribution of keychains for the Walk-a-thon on the golf course being held in late September,

involvement in the Trunk or Treat Party sponsored by the Camping Committee to be held on October 22, a decoration craft making class on November 15 and Cookies with Santa scheduled for November 26.

AD-HOC COMMITTEES:

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

No report.

CAMPING COMMITTEE: (Bd Rep: C. Taunt)

Chairman, Dan Feinauer, announced the October 22 date for Trunk or Treating at the Chalet. Auto set-up at 2:30 p.m. with families attending from 3-5 p.m. Volunteers from the community are needed. T-shirt sales are on-going and the proposed Kayak/Canoe dock on Queensway plan continues. A new welcome and information brochure for campers is being prepared. Next scheduled meeting is May 13, 2023.

MEMORIAL COMMITTEE: (Bd Rep: S. Visnaw)

Sherri Visnaw reported for Chairperson, Jo Hagey. The Committee sends a special thank you to member, Nancy Purdy for her garden design and work in the POA office area. The garden beds are in memory of Debbie Mahaffy with funds used from her Memorial account. Those wishing to commemorate the passing, a birth, anniversary or other special occasion with a donation may contact the office.

ADDRESSES TO THE BOARD:

- On behalf of the Pickleball players, the BOD was thanked for their support. The current number of players is 60 and they would like to expand and encourage more members to get involved.
- Compliments on the walking trails at The Chalet and would like to see improvements on the viewing deck overlooking the area.
- Compliments to all members of the community for their “pride of ownership” in maintaining properties.
- Suggest additional Sugar Springs signage on Southwest corner of Hockaday and Sugar River Road.

COMMENTS FROM BOARD MEMBERS:

Eve Kaltz shared her first impressions of being on the Board of Directors as being very impressed with the energy and time so many members expend on volunteer involvement in the community. She is looking forward to seeing the area continue to grow and improve. All Directors thanked Connie Sullivan, her 'helper', Jim, Nancy Purdy and the balance of the Garden Club for efforts put toward the garden areas within Sugar Springs.

President Hug would like all Committee Chairs to submit to him the total amount of volunteer hours Committee members have accumulated during the year. He also thanked David Harris and Matt Schindler for their skills in management.

ADJOURNMENT:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 11:56 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association

