

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION
(SSPOA)
BOARD OF DIRECTORS MEETING
DECEMBER 10, 2022

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

OTHERS PRESENT: Nineteen (19) SSPOA members.

At 10:00 a.m., the December 10, 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 revenues and expenses. The Golf Course was able to remain open during November and realized additional monies as a result. The Hearth sales increased significantly over last year. Board of Directors accepted report as presented.

GENERAL MANAGER'S REPORT:

Presented by President, Tom Hug for GM David Harris:

2022 was a successful year with many projects completed. Every activity or event we sponsored was fun and successful. This is in big part because of the volunteers we have in our community. And to top the year off with the Flying G's (Gladwin High School Football Team) winning the State Title at Ford Field was icing on the cake. What a special year.

The last event we were involved in was the Gladwin Festival of Lights and Parade. The theme was Holiday Heroes – to showcase the heroes in your life. I sat down with Tom Hug to list the heroes that we support and embrace – and the list is very extensive. Local Gladwin heroes that we support include: Alzheimers Support Group, Butman Fire Department, Gladwin Chamber of Commerce, Gladwin Senior Service Centers, Gladwin County Health Department, Gladwin Veterans, New Dawn Shelter, Gladwin Schools, Meals on Wheels, Christmas Kindness. Our parade float is in front of the Pro Shop for you to see until Monday, December 12, 2022.

I am proud to live in a community that gives back to those in need and to show support without asking for anything in return. Going forward here are some of the projects scheduled for 2023: Installation of generator at the Hearth and Activity Center, resurfacing the pool floor plus changing it back to a chlorine pool, computer system upgrading, purchase of a new mower for the golf course, replacing Pro Shop windows and roof, resurfacing/relining the Tennis and Pickle Ball Courts. These are some of the projects that will be addressed throughout 2023.

I wish everyone a Merry Christmas, Happy Holidays and a great New Year.

COMMUNICATIONS: None

NEW BUSINESS:

AGENDA ITEM XII-I

Approve September 17, 2022 Board Meeting Minutes

Motion made to approve September 17, 2022 Board Meeting Minutes

M/Issitt,S/Weeman

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-II

Approve 2023 User Fee Schedule

Motion made to approve 2023 User Fee Schedule

M/Visnaw,S/Gentry

Discussion: Three areas are involved in slight increases: Golf Cart leasing, Campground fee for daily rate and Pool/Fitness memberships

Roll Call Vote: Dunham, Aye; Gentry, Aye; Kaltz (proxy Taunt); Issitt, Aye; Taunt , Aye; Visnaw, Aye; Weeman, Aye; Hug, Aye

Motion unanimously approved

AGENDA ITEM XII-III

Approve 2023 Budget

Motion made to approve 2023 Budget

M/Gentry,S/Visnaw

Discussion: Noel Clark and Budget Committee members worked closely with Treasurer, Matt Schindler, in reviewing and making suggestions on 2023 Budget.

Roll Call Vote: Dunham, Aye, Gentry, Aye; Kaltz (proxy Taunt); Issitt, Aye, Taunt, Aye; Visnaw, Aye; Weeman, Aye; Hug, Aye

Motion unanimously approved

AGENDA ITEM XII-IV

Approve 2023 Board meeting dates: March 18, June 17, Annual and General Membership; September 16 and December 9

Motion made to approve 2023 Board meeting dates: March 18, June 17, Annual and General Membership; September 16 and December 9

M/Taunt,S/Issitt

Discussion: None

Motion unanimously approved

AGENDA ITEM XII-V

Approve 2023 Capital Expenditures

Motion made to approve 2023 Capital Expenditures

M/Issitt,S/Weeman

Discussion: An overview of Capital Expenditures was indicated in General Manager’s address earlier in the meeting.

Roll Call Vote: Dunham, Aye; Gentry, Aye; Kaltz, Aye (proxy Taunt); Issitt, Aye; Taunt, Aye;

Visnaw, Aye; Weeman, Aye; Hug, Aye

Motion unanimously approved

COMMITTEE REPORTS:

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

Chairman, Scott Jones, indicated that activity is slowing down however many members are still wanting to cut both living and dead trees to allow camping pads and home additions. New homes and additions are moderating. Violations are continuing, which is primarily the result of members not understanding rules and regulations. Each violation is followed up through resolution. Committee will continue informing members on issues of general importance through email blasts and directly by mail or personal visit for specific questions or violations.

Year-to-date summary of activities include 22 new home/adds, 34 lot modifications, 13 outbuildings, 66 tree maintenance, 46 maintenance, 43 other. Violations issued were 28 unauthorized trailer parking, 16 unauthorized items on lot, 85 camping permits and 9 others. Aside from Scott Jones as Chairman, Committee members are Noel Clark, Ed Mandziara and Laura Gentry as Board Rep. It is anticipated that the committee will utilize temporary agents as the workload requires.

BUDGET COMMITTEE: (Bd Rep: T. Hug)

Noel Clark, Chairman, and committee members met with David Harris and Matt Schindler. It was stated that without exception and because there is continuing success with Capital outlays, the budget for 2023 was approved.

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

Chairman, Ron Francetic stated that out of the 166 issues compiled previously, 45 items have been completed. Issues included safety and appearances. All volunteers involved in resolving issues were thanked. The Huntington Beach ravine area will be addressed during 2023 and committee will continue to complete tasks in a timely manner.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

No report.

GOLF COMMITTEE: (Bd Rep: S. Visnaw)

No report.

LAKES COMMITTEE: (Bd Rep: J. Weeman)

Patti Regnery spoke on behalf of the Committee. They will continue working closely with the DNR on educating the community, lake and fish concerns and assist with fish surveys.

NOMINATING COMMITTEE: (Bd Rep: J. Issitt)

Chairman, Scott Jones, announced that there will be three (3) positions open for Board of Directors Election in June of 2023. Members in good standing who are interested in being a candidate may get applications from the POA. Applications must be returned to the POA Office by February 6, 2023 for consideration. May 20, 2023 is scheduled for a Meet the Candidates session, election in June.

PLANNING COMMITTEE: (Bd Rep: T. Hug)

No report.

RECREATION COMMITTEE: (Bd Rep: E. Kaltz)

Chairperson, Kim Ehrke, shared the activities sponsored by the committee and thanked all volunteers for making it a successful year. Activities included Winterfest, a Family Feud night, an Easter Egg Hunt and Pool Party, the traditional Ice Cream Social, Craft Fair in July, Elvis entertainment, Road Rally in September, participated in the Trunk or Treat afternoon sponsored by the Camping Committee, held a Christmas Decorating project and all enjoyed Cookies with Santa and a Tree Lighting party Thanksgiving weekend. As funds are raised they are distributed for necessary items needed by the community.

AD-HOC COMMITTEES:

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

No report.

CAMPING COMMITTEE: (Bd Rep: C. Taunt)

No report.

MEMORIAL COMMITTEE: (Bd Rep: E. Kaltz)

Chairperson, Jo Hagey, commented that donations continue to be collected and committee welcomes ideas for future projects. Patti and Bob Regnery were thanked for their contribution to the Memorial area at the entrance to The Hearth.

ADDRESSES TO THE BOARD:

- Requesting assistance for silt traps, excavation for areas filling in on shoreline. Needs immediate attention.
- Compliments on the Sugar Springs float appearing in the Gladwin Festival of Lights Parade.
- DTE installing gas lines on street – was a permit required? (No, individuals must work with DTE for projects.)
- Commended Board for implementing energy saving program.
- Fairfield Realm needs more plantings in the Commons Areas.
- Concerns with policy on Pool/Fitness memberships and six month passes.

COMMENTS FROM BOARD MEMBERS:

Compliments to Dan Feinauer for his leadership in the Camping Committee.
Thank you to GM David Harris for his leadership.

Happy Holidays and a Good New Year to all!

ADJOURNMENT:

With all Agenda items completed and without objection, President Hug adjourned the meeting at 11:20 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association

