

**SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION
(SSPOA)
ANNUAL MEMBERSHIP MEETING MINUTES
JUNE 17, 2023**

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

OTHERS PRESENT: Thirty-nine (39) members, three (3) guests and speaker, Duane Reyhl 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. A 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

REVIEW AND APPROVE PREVIOUS ANNUAL MEETING MINUTES:

Minutes of SSPOA BOD Annual Meeting June 18, 2022 and SSPOA BOD Meeting, June 18, 2022 were approved at the September 15, 2022 meeting.

FINANCIAL REPORTS:

TREASURERS' REPORTS:

Treasurer, Matt Schindler, submitted a financial report to the Board prior to this meeting. He introduced Duane Reyhl, outside Auditor, and explained that Duane has worked with our former auditor, Steve Koehler and was familiar with Sugar Springs financials.

AUDITORS REPORT:

Mr. Reyhl made the following comments: "The advantage of having 'fresh personnel' is that when we have direct questions we can then approach the audit with a 'fresh start'. The bottom line with the audit is that Sugar Springs got the highest level that one can receive. That means that when we look at the financial statement our opinion is that the numbers and footnotes in the presentation are all fairly stated. Those numbers are constant in our opinion. As part of the audit, we like to meet separately with the Board of Directors to go through a more in depth analysis of the auditors financial statement and give them a chance to adapt and ask questions prior to this meeting. So this meeting will give you an overview of that discussion. One of the things that we look at in an audit is the overall management ... governance of the organization in terms of rules in place and checks and balances were reviewed with controls in place and governance structure and it's a good structure in place. We look at internal controls and in the ordinary course of an audit we ask lots of questions about checks and balances, controls that are in place to safeguard the assets and make sure the numbers are reported correctly – something we do every year.

Again it was a fresh look at that this year and did not have areas of concern. The financial results were good. This year overall was better than the prior year and some of the things we look at are your cash position. It was higher this year by about \$ 330,000 – as a result of good handling. The revenue – each line of revenue as far as the assessment, restaurant sales, the Pro Shop sales – those line items were higher in 2022 than in 2021. The expenses likewise were higher but not to the same degree as your debt revenue this year. \$350,000 income compared to last year. Last year was higher as well. This year was a little better. We expected that. Now that we are passed that, it seems like the Covid years were out of alignment but we're back

to normal. The Capital expenditures were properly recorded and appreciated. Cash flow operation was good. We looked at accounting policies and consistency. The way you have been measuring things from year to year has remained consistent. No really big surprises. I can go into a lot of details, but I know you have a summary that Steve has prepared as analysis over a period of years. With that high level of summary we welcome any questions you may have.”
(No questions were raised)

PRESIDENT’S REPORT:

President, Tom Hug stated the following: “Thank all who have been on the Board of Directors. I think that over the past several years we have made some pretty good decisions for the community. Communications, Constant contact reviewed questions from members, worked on golf course, restaurant, restored facilities – all decisions have affected each member in some way. The Board members work hard, attend lots of meetings, organize events and make decisions on which direction we should go in. Once again, thanks for trusting all of us. I must add ... and this goes to David and Tina ... that the success of the Hearth during the past year was great.”

ANNUAL STANDING COMMITTEE REPORTS:

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

Chairman Scott Jones submitted a full report prior to this meeting. In summary the committee handled 156 actions (additions, lot modifications, outbuildings, tree maintenance, and other permits. Eighty-eight (88) violations were issued.

BUDGET COMMITTEE: (Bd Rep: T. Hug)

The budget for 2023 was reviewed on November 7th, 2022 with committee members, a BOD representative and two members of the administrative staff. Without exception the 2023 budget was discussed and approved with the budget showing continuous improvements in both revenue and expense. Proposed capital improvement projects will not exceed 12% of revenue (\$405,000) for 2023. Noel Clark, Chair.

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

The Buildings and Grounds Committee led by Committee Chair, Ron Francetic, has 15 loyal volunteers that are always ready and willing to help. Numerous projects were completed during the year including painting the exterior of several buildings including the Chalet.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

Ballots for the BOD positions were mailed in May with a requested return no later than June 16, 2023. Votes to be counted and tally to be announced at this meeting. Connie Gullen, Chairman.

GOLF COMMITTEE: (Bd Rep: S. Visnaw)

Chairman, Frank Bisogni, stated that two meetings were held during the 2022-2023 year and acts as a "Golf Advisory Committee". Copies of those minutes were submitted to the BOD prior to this meeting. Interaction with the new Club Pro, Dan McGinnis, has been good. Recommendations for improvements have been submitted.

LAKES COMMITTEE: (Bd Rep: J. Weeman)

This fifteen (15) member committee is chaired by Mario Laudicina and meets the second Thursday of the month from April through October. Activities in 2022 through May of 2023 included working with the lake treatment company, PLM on necessary treatments and posting informational flyers on properties, the aeration system, water testing, goose egg collection, swim buoy installations, auditing signage on lakes, shoreline evaluations, hosted Lakes Committee booths at events, conducted a Boater Safety Class, sponsored a Clean Boats, Clean Waters event, groomed the Manchester boat docks buffer zone, received a stocking of approximately 45,000 Walleye fingerlings, donated a gift basket to the Airpark Fly-in, created and posted educational information to community members, identified commons shorelines for Buildings and Grounds to riprap and relocated the sediment basin at Kingsway Beach.

NOMINATING COMMITTEE: (Bd Rep: J. Issitt)

The committee met in December and January to announce the 2023 Election for Sugar Springs Board of Directors positions. Applications were reviewed in February and six members appeared on the slate of candidates for the June election. Scott Jones chaired the committee.

PLANNING & MARKETING COMMITTEE: (Bd Rep: J. T. Hug)

New Co-chairs, John Adams and Kim Ehrke led the committee with discussions on marketing the golf course and the campgrounds which included establishing a stronger relationship with the Gladwin County Chamber of Commerce.

RECREATION COMMITTEE: (Bd Rep: E. Kaltz)

Kim Ehrke, Chairperson stated that all events held were extremely successful. These included the Arts and Crafts Show, a Cornhole Tournament, a road rally, Trunk or Treat sponsored by the Camping Committee, cookies with Santa, participating in the Gladwin Festival of Lights parade, a card party, an Easter Egg Hunt, the annual Ice Cream Social and a new themed game show event. With funds raised through these activities, the committee was able to donate two dining sets for the deck at the Hearth, a pool bench, large fireworks donation, donations to the Veterans and Butman Township Fire Department golf outings and a contribution to the maintenance of multiple flower gardens throughout Sugar Springs.

At this time, Kim Ehrke, Chair of Recreation Committee presented the

ROSEMARIE DAVIS VOLUNTEER APPRECIATION AWARD (2022-2023) to:

RON FRANCETIC

Ron was acknowledged for his unfailing involvement of his time, expertise and willingness to support all things Sugar Springs.

AD-HOC COMMITTEES

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

Janine Foxx addressed the audience with the following information: A new windsock pole has been added; installed by members. Runway lights donated in a prior year are being researched for a possible installation. A new Airpark sign was ordered due to the former sign being stolen. Pancake breakfasts will continue with August 19, 2023 scheduled for this year. Two new members were added to the committee during the year.

CAMPING COMMITTEE: (Bd Rep: C. Taunt)

Director Taunt commented his appreciation towards Dan Feinauer for chairing this committee. Camping Committee has raised funds and provided two kayak racks for the community to use. These are located on Queens Way.

MEMORIAL COMMITTEE: (Bd Rep: S. Visnaw)

Chairperson, Jo Hagey, shared committee projects in conjunction with the Men’s and Women’s Golf Committees which included maintenance on several gardens and made donations towards the garden at the Hearth entryway. Committee to continue working with families in honoring specific wishes.

2023 BOARD OF DIRECTORS ELECTION RESULTS:

On behalf of the Election Committee, Janet Tate Hughes announced the following results:

Six (6) Candidates ran for three (3) positions, each term is for three (3) years.

Successful candidates are:

Laura Gentry	531
Jeffrey Weeman	518
June Jucewicz	404

John Hawkins	305
Shannon Macon	297
Joe Pisano	293

There were 2567 eligible member votes.

There were 48 write-ins totaling 104 votes. Total voided ballots - 5 representing 5 votes.

Without objection, Connie Gullen, Chairperson for the Sugar springs Election Committee, declared that Laura Gentry, Jeffrey Weeman and June Jucewicz have been elected as Directors to a 3-year term commencing today (June 17, 2023) and continuing through the Annual Meeting in June, 2026.

COMMENTS:

President Hug thanked the BOD for their participation and thanked members for attending.

ADJOURNMENT OF THE SSPOA ANNUAL MEMBERSHIP MEETING:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 2:55 p.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association

