

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION

(SSPOA)

BOARD OF DIRECTORS MEETING

MARCH 18, 2023

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

OTHERS PRESENT: Twenty-seven (27) SSPOA members.

Video recording did not occur.

At 10:00 a.m., the March 18, 2023 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 majority of membership dues were paid by the March 1 deadline. Pool/Fitness, Golf Course and Trackman along with restaurant revenues are up as compared to last year. Report is available for members at the POA Office. SSPOA BOD accepted report as presented.

GENERAL MANAGER'S REPORT:

General Manager, David Harris, shared the following: Most members are aware of the resignation of Golf Pro, Mark Bayer. We are extremely pleased to announce the hiring of new Golf Pro, Dan McGinnis who has excellent credentials and reputation from his prior experiences at several clubs. We officially introduce Dan today.

Dan rose and gave a brief synopsis of his background which included downstate clubs and most recently those at Houghton Lake and Shanty Creek. Plans for the 2023 Golf schedule will remain in place and he looks forward to working with members and staff.

Paul Coon, our new Security Officer, was then introduced and he will be instituting our Neighborhood Watch Program.

Paul stated that if members are interested in joining this "watch program", a sign-up sheet was available at this meeting and will be available at the POA Office. There were be an introductory meeting and training session in April or early May. Signers will be notified.

Continuing on, GM Harris asked members to check the Scoop/Website and Constant Contact for the 'Save the Date' list of all Sugar Springs events for 2023. This was compiled by Pat Issitt and very informative.

The Hearth broke all sales records in 2022. The staff and members are all to be congratulated and hope they continue their successes in 2023. Daily specials are announced ahead of time on Constant Contact and the website which will assist diners in planning their visits.

POA DOCKS: Please make sure you have the sticker on your boat. Several issues last year presented problems in finding owners to be notified. Please also place your 2023 stickers on your car windshield. Guest passes for members are available at the office and to be used by those visiting to park at beach areas.

LAKES: No Goose Round-up this year due to the continuation of Avian Flu. The DNR is not issuing permits. The Lakes Committee may be able to destroy eggs found on commons areas.

POOL RESURFACING is complete and members were thanked for their patience.

SHORT TERM RENTALS ISSUE: On January 12, 2023 the State of Michigan Court of Appeals affirmed that the language in Sugar Springs Bylaws and Covenants does not allow Short Term Rentals.

There will be a Meet the Candidates gathering on May 20, 2023 at 10:00 a.m. at the Activity Center. Three (3) BOD positions are to be filled and candidates are to be approved with Agenda Item III-III of this meeting. Candidates are listed as Laura Gentry, John Hawkins, June Jucewicz, Shannon Macon, Joe Pisano and Jeff Weeman.

Future projects include a generator for The Hearth and Activity Center. If necessary the Center may be used as a shelter for emergencies. In power outages it could fulfill the need for warmth in the winter and cooling in the summer.

A computer system upgrade is needed as ours is outdated and long overdue. Resurfacing the Tennis and Pickleball Courts will be done. We will continue to install riprap around the lake on commons areas to prevent further erosion. Equipment items for the Golf Course that was ordered months ago will be delivered.

If members have questions, please do not inquire on Social Media as it may provide incorrect information. Please call the office at 989-426-4111 or email to dharris@sugarsprings.net.

Future Board of Director meeting dates are June 17 at 1:00 p.m; September 16 and December 9 at 10:00 a.m. A Meet the Candidates meeting will be held on May 20, 2023 at 10:00 a.m. at the Activity Center.

COMMUNICATIONS:

None

NEW BUSINESS:

AGENDA ITEM III-I

Approve Minutes of December 10, 2022 meeting

Motion made to approve Minutes of December 10, 2022 meeting

M/Gentry,S/Visnaw

Discussion: None

Motion unanimously approved

AGENDA ITEM III-II

Approve Boiler replacement

Motion made to Approve Boiler replacement

M/Weeman,S/Gentry

Discussion: Upper level Boiler needed replacement due to age; salt water pool caused damage to pool boiler.

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

Motion unanimously approved

AGENDA ITEM III-III

Sanction Board of Directors Ballot for 2023

Motion made to Sanction Board of Directors Ballot for 2023

Discussion: Candidates to be listed on Ballot are: Laura Gentry, John Hawkins, June Jucewicz, Shannon Macon, Joe Pisano and Jeff Weeman

Motion unanimously approved

AGENDA ITEM III-IV

Approve Creation and Transfer of \$ 100,000.00 to the Golf Course fund

Motion made to Approve Creation and Transfer of \$ 100,000.00 to the Golf Course fund

M/Visnaw/S,Gentry

Discussion: This fund will provide funding for Golf Course needs (i.e. equipment, golf carts, irrigation, etc.)

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

Motion unanimously approved

AGENDA ITEM III-V

Approve Transfer of \$ 50,000.00 to the Beach Club Fund

Motion made to Transfer of \$50,000.00 to the Beach Club Fund

M/Weeman,S/Issitt

Discussion: The fund was renamed 'Beach Club Fund' from 'Bath House Fund". This will provide funding to not only bath houses, but pavilions, erosion control, etc.

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

Motion unanimously approved

AGENDA ITEM III-VI

Approve Transfer of \$ 20,000.00 to the Building Fund

Motion made to Approve Transfer of \$ 20,000.00 to the Building Fund

M/Gentry,S/Weeman

Discussion: This fund assists with necessary projects

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

Taunt, Aye (proxy Gentry); Visnaw, Aye; Weeman, Aye; Hug, Aye

Motion unanimously approved

COMMITTEE REPORTS:

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

Scott Jones, Chairman, reported that 21 permit requests were received and one violation letter was issued. Most permit requests involved maintenance items and tree removals.

The plaintiffs in the Short Term Rental lawsuit had obtained an injunction from the court that allowed them to continue their rental operations during the lawsuit. The lawsuit was resolved in favor of the SSPOA. The injunction is void and short term rentals must cease. The Committee will be monitoring the STR situation and will take all necessary action to enforce the Sugar Springs Bylaws and Covenants.

It is anticipated that the Committee will utilize temporary agents from time to time when the workload requires it.

BUDGET COMMITTEE: (Bd Rep: T. Hug)

No report.

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

No report.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

No report.

GOLF COMMITTEE: (Bd Rep: S. Visnaw)

Will resume meetings in May.

LAKES COMMITTEE: (Bd Rep: J. Weeman)

The Pike Derby was cancelled due to unsafe ice conditions. The Goose Nest Reduction permit application has been submitted to the DNR; PLM is under contract for 2023 to do water treatments and will continue to post treatment signs on properties; the Clean Boat, Clean Water program will continue ; PLM will test waters for phosphorus and eColi; the Boat Safety class will be scheduled and Committee will install buoys in beach areas and check silt traps.

NOMINATING COMMITTEE: (Bd Rep: J. Issitt)

Chairman Scott Jones and Committee completed all tasks involved in the Nomination procedure and Nominees names were submitted to the BOD for approval at this meeting. Nominees are: Laura Gentry, John Hawkins, June Jucewicz, Shannon Macon, Joe Pisano and Jeff Weeman.

PLANNING COMMITTEE: (Bd Rep: J. Issitt)

No report.

RECREATION COMMITTEE: (Bd Rep: E. Kaltz)

Pat Issitt commented that a Save the Date schedule has been posted on Constant Contact and the Sugar Springs Website. This schedule includes events for the 2023 year – a Card Party on March 18, Easter Egg Hunt and Pool Party on April 8, Ice Cream Social – May 28, Oldie Weds game – June 3, SSPOA Members Picnic – June 10, Craft Fair and Bake Sale – July 1, Elvis and Corn Hole Competition – TBA, Airpark Fly-In – August 19, Rummage Sale – drop off September 1 with sale on September 2, Trunk or Treat – Oct 7, Cookies with Santa – November 25.

AD-HOC COMMITTEES:

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

No report.

CAMPING COMMITTEE: (Bd Rep: C. Taunt)

Trunk or Treat Day will be October 7, 2023.

MEMORIAL COMMITTEE: (Bd Rep: E. Kaltz)

Chairman, Jo Hagey encouraged members to donate to the Committee for assisting with ongoing projects or for special wishes according to the person or family being honored. Donations can honor a specific person or persons reflecting on a life, an event or simply a “thank you”. All donations are strictly confidential with amounts only known to the SSPOA Treasurer.

ADDRESSES TO THE BOARD:

Concern regarding proper storage of recreational vessels and vehicles.

COMMENTS FROM BOARD MEMBERS:

On behalf of the Board of Directors, President Hug thanked all who attended the meeting and again acknowledged all volunteers for their efforts in making Sugar Springs a desirable place to own property.

ADJOURNMENT:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 10:42 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association