

SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION

(SSPOA)

BOARD OF DIRECTORS MEETING SEPTEMBER 16, 2023

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

OTHERS PRESENT: Twenty-three (23) SSPOA members and guest, Carrie Will, Gladwin County Chamber of Commerce Director.

Video recording did not occur.

At 10:00 a.m., the September 16, 2023 Sugar Springs Property Owners Association (SSPOA) Board of Directors meeting was called to order by President, Tom Hug at the SSPOA Activity Center.

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, Treasurer, submitted a full report to the Board of Directors prior to this meeting. Both The Hearth and the Golf Course revenues have increased over last year. Report accepted as presented.

GENERAL MANAGER'S REPORT: David Harris, General Manager delivered the report: "To begin with I'd like to congratulate Matt Schindler on his wise suggestion to invest funds which generated earned monies. Summer of 2023 is winding down and I believe it was a great season. Everyone makes Sugar Springs a great place to live and I thank all of you for that. The Golf Course continues to thrive and break all sales records. I truly believe in its leadership with Dan McGinnis, Golf Pro. He has us on a great path and we will continue with it. The Pro Shop is doing a phenomenal job. There have been issues with the condition of the course and the golf staff works tirelessly on repairing areas. I have had a lot of comments from different groups both inside and outside that the play zone of the course is in the best shape that they have ever seen. Along with that we are hosting the GAM Women's Senior Amateur Tournament starting Sunday (September 17) with practice rounds and the tournament is Monday and Tuesday (September 18 & 19). This is our second year hosting and after last year they indicated we were doing a fantastic job and they requested to return. One of our members is participating in it ... Kelly Freeman. We wish her well.

The Hearth remains up in sales after a record year in 2022. We still have issues – commodity prices and labor are among them. These are things we are working on today and we will always work on them but I always look at where we were three years ago and where we're at today. We have issues...absolutely, but as long as they come to our attention we fix them.

Projects we still have on the books this year are the generator for The Hearth and Activity Center. This will be completed in the next thirty days. The Tennis/Pickle Ball courts are complete and we are very satisfied as are our members. We are refurbishing our computer system throughout Sugar Springs and we are doing it in segments to not waste money.

Installation of rip-rap around the Berkshire and Hamilton Islands will be done next month. It is a big project and we anticipate saving our islands shorelines as a result. The work will not impede use of lakes. The final project of the year will be to replace windows at the Pro Shop and do some interior upgrades. We will be doing these at the close of the season and work will be done in-house to save money. We have very capable staff members in the Buildings and Grounds Department and they look forward to the project.

Neighborhood Watch: This brought a new level of awareness within Sugar Springs. It was brought to our attention through this activity to learn about a few issues we had not been aware of. We had Sheriff, Mike Shea, at our last Neighborhood Watch meeting. He was amazed at the size of the audience and he was impressed at the number of people who were interested in this. He 100% supports our program and feels we are going in the right direction thanks to Paul Coon our Security Officer along with our volunteers.

Last but not least, Short Term Rentals are no longer allowed in Sugar Springs. The court case cannot be reopened. Enforcements will be held by the A&E Committee, Paul Coon and myself. We will diligently attempt to educate people on what the processes and rules are. If you have an STR near your property, please let the POA know so that we can address it. Please communicate why you think they are continuing by reporting excessive vehicles, visitors and times to us. Thank all in advance for this and for your patience in this long and drawn out process.”

PRESIDENTS REPORT:

Appreciation to the SSPOA Staff members for all their efforts and to the volunteers for all their assistance.

COMMUNICATIONS:

“Communications have primarily been from prospective homeowners with questions regarding the Rules and Regulations pertaining to ownership. I think it is interesting to learn that persons interested in Sugar Springs want to learn more prior to purchasing and agree to abide by our Covenants and Bylaws. We often refer them to the A&E Committee for clarifications and to answer further questions” explained GM David Harris.

NEW BUSINESS:

AGENDA ITEM IX-I

Approve SSPOA BOD Meeting Minutes taken at March 18, Annual Meeting June 17 and General Meeting June 17, 2023.

Motion made to Approve SSPOA BOD Meeting Minutes taken at March 18, Annual Meeting June 17 and General Meeting June 17, 2023.

M/Kaltz,S/Gentry

Discussion: None

Motion unanimously approved

AGENDA ITEM IX-II

Approve purchase of a truck for Buildings and Grounds at a cost of \$ 37,000.

Motion made to Approve purchase of a truck for Buildings and Grounds at a cost of \$ 37,000.

M/Visnaw,S/Taunt

Discussion: Current truck is no longer repairable.

Roll Call Vote: Gentry, Yes; Hug, Yes; Kaltz, Yes; Issitt, Yes; Jucewicz, Yes; Taunt, Yes; Visnaw, Yes; Proxy for Weeman: Taunt, Yes

Eight (8) Yes, 0 Nay

Motion unanimously approved

AGENDA ITEM IX-III

Approve shore stabilization on Lake Lancers Berkshire and Hamilton Islands

Motion made to Approve shore stabilization on Lake Lancers Berkshire and Hamilton Islands

M/Kaltz,S/Gentry

Discussion: Severe erosion has occurred on both islands. Stabilization of shorelines is critical to prevent areas from breaking off and to preserve further damage. Approximate cost is \$ 70,000.

Roll Call Vote: Gentry, Yes; Hug, Yes; Kaltz, Yes; Issitt, Yes; Jucewicz, Yes; Taunt, Yes; Visnaw, Yes; Proxy for Weeman: Taunt, Yes.

Motion unanimously approved

COMMITTEE REPORTS:

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

Scott Jones, Chairman, reported: The A&E has been working on a process of monitoring STR's. We need to be able to monitor without impacting our member's ability to have family and friends visit Sugar Springs but still identify those members that choose to ignore the prohibition against STRs. One important step is guest registration. The Covenants have always required that guests, visiting a home when the member is not present, must register at the POA Office and obtain a free visitor pass. This requirement is being enforced. We encourage all members who have friends or family in their home to register them at the POA Office. We are still receiving a lot of requests to remove trees. Remember we love trees and prefer a "woody" atmosphere.

During the 3rd quarter of 2023 there were New home/adds, 10; lot modifications, 12; outbuildings, 13; tree maintenance, 34; maintenance, 9; other, 9. Violations included unauthorized trailer parking, 13; unauthorized items on lot, 15; camping permits, 23; other 16; letters regarding STRs, 29. Total of permits: 90; total of violations: 86.

BUDGET COMMITTEE: (Bd Rep: T. Hug)

No report.

BUILDINGS & GROUNDS COMMITTEE: (Bd Rep: J. Weeman)

No report.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

No report.

GOLF COMMITTEE: (Bd Rep: S. Visnaw)

No report.

LAKES COMMITTEE: (Bd Rep: E. Kaltz)

Mario Laudicina, Chairman reported that the Avian Flu restrictions may be over in 2024 allowing the committee to apply for a Goose Round-up permit in early Spring. Boat Safety Class was well attended. All students passed and received Boater Safety Certificates. PLM continued with treatments and treated both native and non-native species of plants. All treatments were completed. Aquatic plant life was abundant but were addressed in proper manner. Ecoli levels were acceptable in all areas of both lakes. Bi-weekly water samples were submitted to the Lakes Management Association that Sugar Springs participates in. Buoys have been removed from beach areas and repairs made. Pike Fishing Derby will be held mid-Winter.

We thank the Board of Directors for approving the rip-rap needed for island shore stabilization. The permit through EGLE was approved. We add our thanks to the General Manager and Buildings and Grounds staff for all assistance and thank members for placing their confidence in us to protect and preserve our environment.

NOMINATING COMMITTEE: (Bd Rep: E. Kaltz)

No report.

PLANNING COMMITTEE: (Bd Rep: J. Issitt)

Chairman, Kim Ehrke stated that the committee submitted an article for the Scoop's Spotlight on Sugar Springers which featured Buildings and Grounds staff members. Co-chair, John Adams continues to work with the Chamber of Commerce to build awareness of Sugar Springs. Promotions regarding the golf course have been researched.

RECREATION COMMITTEE: (Bd Rep: J. Jucewicz)

Chairman, Kim Ehrke shared that the successful Craft Show in July provided vendors wanting to return; the Cornhole Tournament in August was well attended and was a good family event.

The September Rummage Sale used many volunteers and wonderful donations provided funds to meet future needs in Sugar Springs. October 13 is scheduled for an informational meeting on touring Alaska.

AD-HOC COMMITTEES:

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

Diane Creed, member of the committee remarked on the success of the Airpark Fly-in. Five-hundred breakfasts were served and approximately 45 planes were flown in. She thanked all the volunteers and attendees. Committee would like members to make suggestions for their future events.

CAMPING COMMITTEE: (Bd Rep: C. Taunt)

No report. Trunk or Treat will again be sponsored by the committee planned for Saturday, October 7 from 3-5 p.m. at the Chalet.

MEMORIAL COMMITTEE: (Bd Rep: J. Jucewicz)

Committee continues to work with families regarding memorials.

ADDRESSES TO THE BOARD:

Various members remarked on the following: Maintenance of the Fitness Center equipment; appreciation to the golf course personnel; suggestion of a windscreen installed at the tennis and pickle ball courts, possibility of key card entrance at the courts; STR's pertaining to campers (answer: Gladwin County has a zoning ordinance prohibiting the rental of campers); and regulations regarding small roadside advertising signs.

Additionally, member, Mario Laudicina gave his appreciation to the A&E Committee, Buildings and Grounds staff; the SSPOA personnel and the Board of Directors on maintaining the integrity of Sugar Springs.

Paul Coon, Security Chief, asked members use their car stickers for identification and indicated that there is good participation in the Neighborhood Watch Program and with favorable results. He strongly suggests that Social Media not be used to announce an absence from your home for extended periods of time.

A&E Committee reminds members to fill out Tree Removal requests prior to doing work. Forms are available at the POA Office or on the website at sugarsprings.net.

COMMENTS FROM BOARD MEMBERS:

Congratulations to the Recreation Committee for their huge success on the Rummage Sale and to the Airpark Committee for their success and assurances to the BOD on future projects. Also stated was sincere appreciation to all the committee members and volunteers plus Board members for participation in the betterment of the community.

ADJOURNMENT:

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 11:53 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association