

**SUGAR SPRINGS PROPERTY OWNERS ASSOCIATION  
(SSPOA)**

**BOARD OF DIRECTORS MEETING  
DECEMBER 9, 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:** Ten (10) SSPOA members and one (1) guest, Carrie Will, Director of Gladwin County Chamber of Commerce.

Video recording did not occur.

At 10:00 a.m., the December 9, 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, Comptroller, reviewed the financial statement dated November 2023. Complete statement is available to SSPOA members via the POA Office. Report was accepted as presented.

**GENERAL MANAGER'S REPORT:** "As 2023 comes to an end, I happily report that many projects were completed. Some of the highlights were the generator for The Hearth, the resurfacing of the pool floor, the purchase of a new greens mower (which was on order for about 14 months prior). The Buildings and Grounds crew installed a new roof on the Chalet, we resurfaced the Tennis and Pickle Ball courts and two of the islands have been rip-rapped in order to "shore up" and eliminate some of the erosion problems we have had.

Going forward some of the projects for 2024 are the ordering of a new fairway mower. We are in the process of carding all of the bath house key cards so in the future getting access to the bath houses, you will need a key card. We are anticipating replacing the windows in the office plus siding the building – also the same thing for the Pro Shop. These will be installed by the Buildings and Grounds crew which will save a substantial amount of funds.

We were involved in Gladwin's Festival of Lights Parade with a float that took place on December 2. We took 2<sup>nd</sup> place in the competition. Many compliments were received by members and the general Gladwin population. A 'shout out' goes to our Buildings and Grounds staff for building the structure and the parade committee for putting their magic on it and making it such a success. The Christmas Kindness volunteers picked up the many gift donations from our members and extended their appreciation for their generosity.

In January all the key cards will be turned off for all members. When the member information sheet is received, there will be space for the numbers on the return sheet in order to have keys turned back on. The reason for this audit is that over 7,000 cards have been activated over the years. If a member needs their card turned on earlier than March, please contact the office."

**Additional Comment** from Carrie Will, Director of Gladwin County Chamber of Commerce who thanked the SSPOA for parade involvement and for renewing the ad in the new Chamber Directory. She also announced that the Chamber will be having a variety of event meetings featuring speakers. Tickets and more information available at Chamber Office.

**COMMUNICATIONS:** None

**NEW BUSINESS:**

**AGENDA ITEM XII-I**

**Approve the removal of Robert Neeb, W. James Issitt and Dale Maxim as signers at Independent Bank and to replace them with Matt Schindler and David Harris.**

Motion made to Approve the removal of Robert Neeb, W. James Issitt and Dale Maxim as signers at Independent Bank and to replace them with Matt Schindler and David Harris.

M/ Gentry,S Jucewicz

Discussion: To update signers at Independent Bank with current employees

Motion unanimously approved.

**AGENDA ITEM XII-II**

**Approve conducting Banking business with the following institutions: Northland Area Federal Credit Union, Members First Credit Union, Isabella Bank and Fifth Third Bank with Matt Schindler and/or David Harris as signers.**

Motion made to Approve conducting Banking business with the following institutions: Northland Area Federal Credit Union, Members First Credit Union, Isabella Bank and Fifth Third Bank with Matt Schindler and/or David Harris as signers.

M/Visnaw,S/Jucewicz

Discussion: This will establish future banking establishments with investing association monies

Motion unanimously approved.

**AGENDA ITEM XII-III**

**Approve changing the current 401K plan from John Hancock to the Hantz Group**

Motion made to Approve changing the current 401K plan from John Hancock to the Hantz Group

M/Taunt,S/Gentry

Discussion: The Hantz Group offers better investments for employees, cost savings to the association and better service for both

Motion unanimously approved

#### **AGENDA ITEM XII-IV**

##### **Approve September 16, 2023 SSPOA Board Meeting minutes as submitted**

Motion made to Approve September 16, 2023 SSPOA Board Meeting minutes as submitted

M/Gentry,S/Visnaw

Discussion: Minutes need approval for inserting in permanent records

Motion unanimously approved

#### **AGENDA ITEM XII-V**

##### **Approve the sanction of the 2024 Golf Tournament schedules as submitted by Golf Committees and Golf Pro**

Motion made to Approve the sanction of the 2024 Golf Tournament schedules as submitted by Golf Committees and Golf Pro

M/Visnaw,S/Taunt

Discussion: To make public the golf tournament schedules for members

Motion unanimously approved

#### **AGENDA ITEM XII-VI**

##### **Approve renaming the Lake Dredging Fund to be called the Lakes Fund**

Motion made to Approve renaming the Lake Dredging Fund to be called the Lakes Fund

M/Issitt,S/Jucewicz

Discussion: To allow funds to be used for issues dealing with the lakes, dredging shore stabilization, etc.

Motion unanimously approved

**AGENDA ITEM XII-VII**

**Approve the CAP EX budget for 2024**

Motion made to Approve the CAP EX budget for 2024

M/Issitt,S/Gentry

Discussion: None

Motion unanimously approved

**AGENDA ITEM XII-VIII**

**Approve acceptance of 2024 budget as submitted**

Motion made to Approve acceptance of 2024 budget as submitted

M/Issitt,S/Visnaw

Discussion: None

Motion unanimously approved by roll call vote: T. Hug (Yea), L. Gentry (Yea), E. Kaltz (Yea), J. Issitt (Yea), J. Jucewicz (Yea), C. Taunt (Yea), S. Visnaw (Yea), C. Taunt - Proxy for J. Weeman (Yea)

**AGENDA ITEM XII-IX**

**Approve the 2024 User Fee**

Motion made to Approve the 2024 User Fee

M/Jucewicz,S/Visnaw

Discussion: None

Motion unanimously approved by roll call vote: T. Hug (Yea), L. Gentry (Yea), E. Kaltz (Yea), J. Issitt (Yea), J. Jucewicz (Yea), C. Taunt (Yea), S. Visnaw (Yea), C. Taunt – Proxy for J. Weeman (Yea)

## **AGENDA ITEM XII-X**

### **Approve the release of \$ 95,000.00 from the lake dredging fund to cover cost of shore stabilization and Kings Way dredging project**

Motion made to Approve the release of \$ 95,000.00 from the lake dredging fund to cover cost of shore stabilization and Kings Way dredging project

M/Kaltz,S/Gentry

Discussion: This will continue the protection of the lakes

Motion unanimously approved by roll call vote: T. Hug (Yea), L. Gentry (Yea), E. Kaltz (Yea), J. Issitt (Yea), J. Jucewicz (Yea), C. Taunt (Yea), S. Visnaw (Yea), C. Taunt - Proxy for J. Weeman (Yea)

## **AGENDA ITEM XII-XI**

### **Approve the release of funds from the Golf Course Fund for the purchase of Greens mowers for the golf course**

Motion made Approve the release of funds from the Golf Course Fund for the purchase of Greens mowers for the golf course

M/Visnaw,S/Jucewicz

Discussion: Current mowers are unrepairable. One will be converted to a tee box mower

Motion unanimously approved by roll call vote: T. Hug (Yea), E. Kaltz (Yea), J. Issitt (Yea), J. Jucewicz (Yea), C. Taunt (Yea), S. Visnaw (Yea), C. Taunt (Yea) – Proxy for J. Weeman

## **AGENDA ITEM XII**

### **Approve Sugar Springs Property Association Board of Directors Meeting dates for 2024 as follows: March 16, 2024, June 15, 2024 (Annual and General Meetings), September 21, 2024 and December 14, 2024**

Motion made to Approve Sugar Springs Property Association Board of Directors Meeting dates for 2024 as follows: March 16, 2024, June 15, 2024 (Annual and General Meetings), September 21, 2024 and December 14, 2024

M/Gentry,S/Kaltz

Discussion: None

Motion unanimously approved

## **COMMITTEE REPORTS:**

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

Chairman, Scott Jones reported the following totals for the 4<sup>th</sup> quarter of 2023: New home/adds: 2, Lot modifications: 1, Outbuildings: 3, Tree maintenance: 9, Maintenance: 6, Other: 1 for a total of 22 actions. Year to date total is 224. Violations issued for unauthorized trailer parking: 19, unauthorized items on lot: 4, STR letters: 10 for a total of 33. Year to date total is 217. The STR issue has been 99.9% settled. Campers left beyond allowable dates have been notified. He also requests that newcomers check with the POA Office for Rules and Regulations information.

### **BUDGET COMMITTEE:** (Bd Rep: T. Hug)

No report.

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

No report.

### **ELECTION COMMITTEE:** (Bd Rep: J. Issitt)

Applications for the 2024 Sugar Springs Board of Directors Election are available at the POA Office and due back by February 5, 2024.

### **GOLF COMMITTEE:** (Bd Rep: S. Visnaw)

No report.

### **LAKES COMMITTEE:** (Bd Rep: E. Kaltz)

No report.

**NOMINATING COMMITTEE:** (Bd Rep: E. Kaltz)

Will review Applications for Sugar Springs Board of Directors positions before nominating members running for office in the June 2024 Election.

**PLANNING COMMITTEE:** (Bd Rep: J. Issitt)

Pat Issitt reported for Chair, Kim Ehrke that the committee is working with the Recreation Committee on several ideas. A plan for the sale of Gift Cards from The Hearth was submitted. 'Sugar Springs Spotlight' articles were published in the Scoop. They are gathering information on advertising in Michigan camping guides.

**RECREATION COMMITTEE:** (Bd Rep: J. Jucewicz)

Pat Issitt reported for Chair, Kim Ehrke: The Alaska seminar was successful with approximately 35 attendees. Trunk or Treat booth was manned by Mario and Jane Laudicina that got rave reviews. The new Santa Gingerbread house was introduced and was a big hit with everyone. The Gingerbread house float was used for the Gladwin Festival of Lights Parade and won 2<sup>nd</sup> place. Upcoming events are the Winterfest in January, February 17 will be the Poolfest, March 25<sup>th</sup> is scheduled for a Founders Day card party and an Easter Egg Hunt will be held on March 30, 2024.

**AD-HOC COMMITTEES:**

**AIRPARK COMMITTEE:** (Bd Rep: C. Taunt)

Craig Taunt stated that the committee is promoting growth and interest in the Airpark and hoping to have improvements made in the near future. The committee understands that the POA Board decision is that no POA funds will be spent on upgrading electrical at the Park.

**CAMPING COMMITTEE:** (Bd Rep: C. Taunt)

No report.

**MEMORIAL COMMITTEE:** (Bd Rep: J. Jucewicz)

Continuing to memorialize members through donations.

## **ADDRESSES TO THE BOARD:**

A member questioned the current progress of the Lake Assessment Authority decisions and was informed that plans and approvals were still awaiting estimates of repairs needed. Next update due in mid-January.

Paul Coon, Security Officer, will hold a community wide meeting in January or February. He reminds members who will be away for any length of time to have someone check on their property.

Scott Jones suggests all members have an emergency contact noted on membership forms held at the office.

## **COMMENTS FROM BOARD MEMBERS:**

All Directors wished members a Happy Holiday Season and good wishes for 2024. They also thanked members/volunteers for their support.

## **ADJOURNMENT:**

With all Agenda Items completed and without objection, President Hug adjourned the meeting at 10:55 a.m.

Respectfully submitted,

Judith Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association

