

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

**ANNUAL MEMBERSHIP MEETING MINUTES
JUNE 15, 2024**

OFFICERS & DIRECTORS PRESENT: President, Tom Hug, Vice President, Jeff Weeman; Directors: Corporate Secretary and Director, Laura Gentry, James Issitt, June Jucewicz, Eve Kaltz, Craig Taunt and Sherri Visnaw; SSPOA General Manager, David Harris, SSPOA Comptroller, Matt Schindler and Recording Secretary, Judith Sullivan.

OTHERS PRESENT: Thirty-nine (39) members, Guest, Carrie Wills, Gladwin County Chamber of Commerce, and Amy Wilson representing Andrews, Hooper & Pavlik (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 Annual Meeting June 16, 2023 and SSPOA BOD Meeting, June 16, 2023 were approved at the September 16, 2023 meeting.

FINANCIAL REPORTS:

TREASURERS' REPORT:

Comptroller, Matt Schindler, submitted a financial report to the Board prior to this meeting. He introduced Senior Auditor Amy Wilson of Andrews, Hooper & Pavlik , PLC, of Midland, MI.

AUDITORS REPORT:

Ms. Wilson stated the following: The Financial Statement Audit was completed as submitted for audit. It received the highest rating available from our firm. The documentation provided was excellent and accurate. The financial statements accurately reflect the reporting of financials. Revenue increased over prior year.

PRESIDENT'S REPORT:

Tom Hug, President, thanked the current Board of Directors as well as those in attendance. He continued with the announcement that the Kings Way beach project was completed. The Shilly Ct./Appleby Ct. silt basin was ripped along with the ripping of Berkshire Beach, Berkshire Island and Hamilton Island. Pickleball and Bocce Ball courts have been improved. The Golf course and Chalet realized improvements and equipment to the Buildings and Grounds Department was replaced. The Chalet had a metal roof installed. Focus has been on improving buildings and properties – windows were replaced at the Pro Shop. In going forward we will concentrate on making those areas maintenance free.

New playscapes have been installed at three beach areas. A new generator was installed at The Hearth to aid in continuing service when the power outages occur. The road to the Campground has been improved.

Once again I want to thank all members and the committees – it is critical to have volunteers in this community. If you totaled all the hours people have put in for this community, you would be surprised. They do a Yeomans job. It's overwhelming to see so many people giving of their time – there are a total of 96 activities occurring in Sugar Springs consisting of all volunteers who organize those activities. With that being said, we can continue with the Committee Annual Reports.

ANNUAL STANDING COMMITTEE REPORTS:

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

Chairman Scott Jones submitted a report prior to this meeting. Year to date included new home/adds: 9, Lot modifications: 16, Outbuildings: 7, Tree maintenance: 35, maintenance: 21, other: 12 for a total of 105 actions. Violations included unauthorized trailer parking: 13, unauthorized items on lot: 8, Camping permits: 35, Other, 11 and STR letters: 1 for a total of 68 actions.

BUDGET COMMITTEE: (Bd Rep: T. Hug)

Chairman, Noel Clark submitted a report prior to this meeting. Committee met last November and reviewed it with BOD. The 2025 Budget (revenue and expenses) information will be provided by November 1, 2024. Proposed capital improvement projects will be reviewed to ensure revenue 2025 can meet or exceed expenses.

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

Chairman, Ron Francetic submitted a report prior to this meeting. Committee volunteered numerous hours in power washing and painting several buildings.

ELECTION COMMITTEE: (Bd Rep: J. Issitt)

Chairman, Connie Gullen submitted a report prior to this meeting. Committee consists of eleven members who met when ballots or proxies were validated and counted. This was accomplished for the June 2023 BOD Election and again for today's Election. The results of today's Election will be announced later in this meeting.

GOLF COMMITTEE: (Bd Rep: S. Visnaw)

Sugar Springs member, Rick Fuller, reported that the committee meets twice yearly and discusses outside play, events, charities, Senior Womens tournament, etc. The committee compliments Dan McGinnis and his golf course management ability. A full report was submitted by Frank Bisogni prior to this meeting.

LAKES COMMITTEE: (Bd Rep: E. Kaltz)

Mario Laudicina, Chairman, submitted a full report prior to this meeting. It included information on PLM (lake treatment company) doing treatments as needed. Pre-posting informs all residents. The committee has overseen the aeration system, water testing, signage on lakes, information booths at the Craft Show and Annual Picnic, sponsored a Boat Safety Class, handled swim buoy systems, identified shorelines requiring rip-rap and donated gift baskets to the Airpark Fly-in.

A planned Pike Derby was scheduled for February but cancelled due to weather conditions. Permits were submitted for a 2024 Goose Roundup and egg collection. Round up was not permitted by the DNR due to Avian Flu concerns. Sugar Springs is scheduled to have a walleye fingerlings stocking during the coming year. Invasive species along with other weeds are being properly addressed.

PLANNING COMMITTEE: (Bd Rep: J. Issitt)

Chairman, Kim Ehrke, submitted a full report prior to this meeting. Committee is working on plans for the Meet and Greet Picnic to be held on August 10, 2024. They participated in the Mystery Spot production with the Gladwin County Chamber of Commerce, "Spotlight" articles were submitted for publication in the Scoop, research is being done for marketing the Golf Course and Campgrounds.

NOMINATING COMMITTEE: (Bd Rep: J. Issitt)

Chairman, Scott Jones, submitted a full report prior to this meeting. Committee sent out announcements for the 2024 election in December 2023 and January 2024. Three nominations were received prior to the February 6th deadline for the three open seats. All of them incumbents. Affidavits were mailed to the candidates. Affidavits were reviewed in March, approved by the committee and submitted to the BOD at the March 16 meeting. That motion was approved.

RECREATION COMMITTEE: (Bd Rep: J. Jucewicz)

Chairman, Kim Ehrke, submitted a full report prior to this meeting. Events included were the POA Picnic, Arts and Crafts show, Cornhole tournament, Rummage Sale, Trunk or Treat, Cookies with Santa, Festival of Lights Parade in Gladwin, Pool Fest, Founders Day card party, Easter Egg Hunt and Ice Cream Social.

AD-HOC COMMITTEES

AIRPARK COMMITTEE: (Bd Rep: C. Taunt)

A full report was submitted by Rebecca Duggan. Six meetings were held during the course of 2023-2024. A strategic plan is being developed to promote a clean, safe and functional environment at the Sugar Springs Airpark. An Ice Cream Sale and a Fly-in Breakfast were sponsored by the committee. Guests at the Breakfast totaled 540 persons and 38 airplanes arrived for viewing. Electrical service to the Airpark has been installed and paid for by the committee. Driveway entrance to the Airpark has been improved as well as signs being painted, the installation of nine trees on the commons along the south side of the Airpark building for the purpose of blocking the view of the building from homes on Linksvie and repair and reinstallation of the windsock was accomplished. The committee wishes to thank the BOD and members of the community for their support.

CAMPING COMMITTEE: (Bd Rep: C. Taunt)

Chairman, Dan Feinauer, wishes to thank all members for their support during the year.

MEMORIAL COMMITTEE: (Bd Rep: S. Visnaw)

Chairman, Jo Hagey, submitted a report prior to this meeting. Meetings were held during July, September, November and May. In conjunction with family members and the SSWG/SSMGA projects included flowers, mulch and labor on the golf course gardens, planters at the Hearth entrance and refreshing the gardens around the Activity Building and POA Office.

2024 BOARD OF DIRECTORS ELECTION RESULTS:

On behalf of the Election Committee, Jane Giffin announced the following results:

Three (3) candidates ran for three (3) positions, each term is for three (3) years:
Successful candidates are:

TOM HUG	526
SHERRI VISNAW	488
JAMES ISSITT	476

There were 2,588 eligible member votes.

There were 26 write-in votes totaling 107 votes. Total voided ballots – 5.

Without objection, Connie Gullen, Chairperson for the Sugar Springs Election Committee, declared that Tom Hug, Sherri Visnaw and James Issitt have been elected as Directors for a 3-year term commencing today (June 15, 2024) and continuing through the Annual Meeting in June, 2027.

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 2:22 p.m.

Respectfully submitted,

Judith A. Sullivan, Recording Secretary, Sugar Springs Property Owners Association

Laura Gentry, Corporate Secretary, Sugar Springs Property Owners Association

